Architecture
Tkalcic Bengert

GRANDE PRAIRIE
FACILITIES ANALYSIS REPORT

Grande Prairie

Facilities Analysis Report

Hythe Arena

Beaver Lodge Arena

Wembley Recreation Centre

Sexsmith Arena

Crosslink County Sportplex

Lewis Hawkes Pavilion & Drysdale Centre

Dave Barr Community Centre

Coca-Cola Centre

Eastlink Centre

Architecture | Tkalcic Bengert

February 1, 2016

TABLE OF CONTENTS

EXECUTIVE SUMMARY

In September of 2015, Architecture | Tkalcic Bengert, as part of a larger Recreational Study by R.C. Strategies, conducted a Facilities Analysis of seven (7) County of Grande Prairie No. 1 facilities and three (3)City of Grande Prairie facilities in the region and City of Grande Prairie, Alberta. The ten (10) buildings were the Hythe Arena, Beaverlodge Arena, Wembley Recreation Centre, Sexsmith Arena, Crosslink County Sportsplex, Lewis Hawkes Pavilion and Drysdale Centre, Dave Barr Community Centre, Coca-Cola Centre and the Eastlink Centre.

The purpose of the study was to review and report on the existing facilities relative to their current condition, viability and probable short and long-term operational costs. The Facilities Analysis Costing Reports are attached in Appendix A.

A synopsis of the findings for each of the ten reviewed facilities is as follows:

1. **Hythe Arena**, while one of the oldest buildings in this facilities review is also one of the best. A classic old Arena that has been well maintained and aesthetically improved over the years. The building requires some site improvements, as well as exterior cladding and roof cladding replacement and the ice plant will need an overhaul. But the superstructure and improvements done over the years warrants the suggested capital expenditures, to ensure this great building remains viable.

Short Term Expenditures (less than 5 years)	$840,000.00
Medium Term Expenditures (5 to 10 years)	$430,000.00
Long Term Expenditures (greater than 10 years)	$190,000.00

2. **Beaverlodge Arena** is also a quality facility that serves its community well. The building will require some site improvements as well as exterior siding and envelope upgrades and an eventual roof replacement. Interior skate tile will require replacement and there are some fire rating issues that should be addressed. The dasher board system should be considered for replacement, as well as, the Arena lighting should be upgraded. Finally, dehumidification of the Arena should be installed for general comfort and use, and to extend the building life.

Short Term Expenditures (less than 5 years)	$700,000.00
Medium Term Expenditures (5 to 10 years)	$1,005,000.00
Long Term Expenditures (greater than 10 years)	$10,000.00

3. **Wembley Recreation Centre** is a good facility that is one of the focal buildings of downtown Wembley; it will require some longer term site improvements. There are some exterior envelope maintenance and repairs, as well as interior finish upgrades and replacements. The ice plant is approaching an overhaul requirement. There are some recommended interior improvements to ensure longer term viability and usability, such as the concrete floor infill and the interior Arena structure painting. There are some fire rating issues that must be addressed and finally dehumidification should be installed in the Arena.

Short Term Expenditures (less than 5 years)	$430,000.00
Medium Term Expenditures (5 to 10 years)	$670,000.00
Long Term Expenditures (greater than 10 years)	$240,000.00

4. **Sexsmith Arena**, although an exceptionally well maintain facility, the physical building style and the building's age has created fairly high costs to continue to make this facility viable. It would be difficult to conduct the required additions and renovations to this metal Quonset building. Costs noted for required upgrades should be weighed against constructing a new Arena in another location within Sexsmith.

Short Term Expenditures (less than 5 years)	$2,705,000.00
Medium Term Expenditures (5 to 10 years)	$1,135,000.00
Long Term Expenditures (greater than 10 years)	$10,000.00

5. **Crosslink County Sportsplex** is state of the art and essentially a brand new facility. It offers users excellent and varied recreational venues and requires only ongoing maintenance expenditures. There are some minor recommended revisions, but generally, if maintained, this facility will serve the region well for years to come.

Short Term Expenditures (less than 5 years)	$30,000.00
Medium Term Expenditures (5 to 10 years)	$0.00
Long Term Expenditures (greater than 10 years)	$290,000.00

6. **Lewis Hawkes Pavilion** and **Drysdale Centre** (2 Facilities) combine to be a unique recreational venue, offering horse stabling and indoor riding. In order to maintain this facility and its users there are some capital expenditures required. The buildings' site areas require some adjustments and improvements and the exterior cladding should be replaced, further exterior doors require maintenance or correction. Also, the building needs to have better rain and snow management installed. The interior of the building requires some improvements for user comfort and convenience, such as washroom upgrades and improved surfaces for brightness and cleanability. The concrete block walls of the rider's lounge should be reviewed by a structural engineer to confirm viability.

Short Term Expenditures (less than 5 years)	$1,190,000.00
Medium Term Expenditures (5 to 10 years)	$390,000.00
Long Term Expenditures (greater than 10 years)	$70,000.00

7. **Dave Barr Community Centre** is one of the older Arenas in the City of Grande Prairie but it has been well maintained and recent upgrades have made this facility an attractive and quality recreation centre for the residential area. The facility does require some minor site maintenance, exterior cladding repair and graffiti protection and the front entry glazing should be replaced. There is also some minor fire rating issues that need to be addressed. Otherwise the maintenance and level of care this facility is being given, is keeping it in excellent condition.

Short Term Expenditures (less than 5 years)	$310,000.00
Medium Term Expenditures (5 to 10 years)	$190,000.00
Long Term Expenditures (greater than 10 years)	$40,000.00

8. **Coca-Cola Centre** was the first of three recreation components to the community campus it is a part of, it is an established facility, but is still in good operating condition. It requires some site maintenance and repair, and interior and exterior maintenance and repairs. Of greatest concern, on this facility, is the state of the Exterior Insulation Finish System, which compromises the majority of the exterior walls. This system requires further evaluation to determine its viability and/or repairability. This should be undertaken immediately. There are also some interior layout issues that exist, but may be acceptable, as they have been present in the building since it was put into operation.

Short Term Expenditures (less than 5 years)	$555,000.00
Medium Term Expenditures (5 to 10 years)	$90,000.00
Long Term Expenditures (greater than 10 years)	$140,000.00

9. **Eastlink Centre** is a state of the art recreational facility, and when coupled with the adjoining Coca-Cola Centre, offers the City of Grande Prairie a single destination for all its recreational needs. The exterior site area does need some layout adjustments to the garbage and loading area, but otherwise this facility only requires ongoing maintenance. This facility is well laid out and very durable in both construction and finishes.

Short Term Expenditures (less than 5 years)	$120,000.00
Medium Term Expenditures (5 to 10 years)	$40,000.00
Long Term Expenditures (greater than 10 years)	$210,000.00

1.0 PROJECT METHODOLOGY

Architecture | Tkalcic Bengert at the request of R. C. Strategies undertook an on-site visual and photographic review of the subject facilities on September 23rd, 24th and 25th, 2015. The firm also interviewed and was accompanied by County and Town/City Representatives to acquire subject facility history and an understanding of the desired or anticipated operational needs.

The Facilities Analysis was completed through the use of photographic and documented observations as well as direct input and consideration from County and Town/City Personnel and, in some cases, acquired knowledge of alterations done to the facilities over the years.

This Facilities Analysis is intended to outline immediate and ongoing maintenance needs and costs for all the facilities, as well as long term viability of the various facilities.

2.0 EXISTING FACILITIES ANALYSIS

2.1 FACILITIES ANALYSIS REPORT OUTLINE

All of the observations and information identified during the site review of each facility is documented in the Facilities Analysis Report (refer to Appendix A.)

The Facilities Analysis Report includes architectural building system descriptions, as well as structural, mechanical and electrical systems and civil observations and/or comments based on discussions with the Town Representatives. The descriptions identify the observed condition of each system using a rating from 1 to 6. The information in the report is the basis for the Executive Summary.

2.2 FACILITIES ANALYSIS REPORT FORMAT

The Facilities Analysis Report is a summary, in chart form, that identifies the condition of each of the facilities and their venues and its probable cost to maintain and / or upgrade. The chart contains the following reviewing format:

1. Facility and/or venue Name
2. Chart Rating Definitions:

1	**CriticalUnsafe**; *high risk of injury or critical system failure.*
2	**Poor** *Does not meet requirements; has significant deficiencies.*
3	**Marginal** *Meets minimum requirements; has significant deficiencies.*
4	**Acceptable** *Meets present requirements; has minor deficiencies.*
5	**Good** *Meets all present requirements; no deficiencies.*
6	**Excellent** *As new / state-of-the-art; meets present / foreseeable needs*.
FI	**Requires further investigation.**
N/A	**Not applicable.**
CU	**Currently being upgraded.**

Life Expectancy	Less than 5 years for replacement (<5) 5 to 10 years for replacement (5-10) Greater than 10 years for replacement (>10)
Priority	High (H), Medium (M), Low (L)
*Future Expansion	Can be expanded (Yes); No expansion ability (No)*
Life / Safety Code Infringement	Meets code (No); Does not meet code or endangers life (Yes)

* 3. Building Planning Strategies*

** Denotes a definition or category that is not applicable to this Study.

2.3 FACILITIES ANALYSIS REPORT EXPLANATION

1. A system noted as Further Investigation (FI) denotes a system for which information was unavailable, could not be readily determined, and/or could not adequately be reviewed with a visual examination on site.
2. System Priorities have been established in consultation with the Town of High Level as High (H), Medium (M), and Low (L).
3. Future expansion or alterations are a possibility for the purposes of this Study and, as such, may be discussed in this Report.
4. Life/Safety Code infringements are major breaches to the current Alberta Building Code that would affect life/safety for users and staff. It is anticipated in existing facilities that some requirements of the current Alberta Building Code may not be met. For the purposes of this Study, it is only those infringements which specifically involve fire and/or life/safety that are identified.
5. Cost to Upgrade identifies costs to each individual system, accurate to approximately $5,000.00. This level of accuracy is sufficient for this early stage of costing.
6. The facilities and system conditions and costs have been reviewed and provided by Architecture | Tkalcic Bengert on a rudimentary basis, with input and needs/performance assessments from Representatives or operational staff. They are not a detailed review or an engineering based assessment of the systems.

3.0 HYTHE ARENA

.1 FACILITY HISTORY AND INFORMATION:

The Hythe Arena was originally constructed and made operational in 1950 with various renovations done over the years. The last renovation was done in 2005. The Arena has a Concession and Warm Seating Area and ice level change rooms. The building offers an old regulation NHL size ice sheet, seating on both sides of the sheet with an estimated capacity of 750 - 900 people. The building also has an Administration area, as well as, related ice plant room and building maintenance infrastructure spaces.

.2 SITE:

The site is a combination of paved areas off the road way and un-paved compacted gravel areas (See Figures #3.1, #3.2 and #3.3). There is an exterior concrete apron at the rear for access into the Ice Resurfacer Room (See Figure #3.4). The graveled parking area has precast concrete jersey barriers to protect the building. (See Figures #3.2 and #3.5). No stall line painting was present in the front or to the west, so an accurate parking count could not be determined. However, it is likely that the parking count for this building is inadequate for its peak occupancy demand. Grade drainage away from the building appears to be acceptable. Arena site blends into adjacent sites of the open field to the rear or south (See Figure #3.4), Curling Rink to the side or east (See Figure #3.6) and the municipal road or 99th Street to the north (See Figure #3.1). The primary frontage of the building abuts 100th Avenue or Highway 43 (See Figures #3.2 and #3.3).

.3 GENERAL CONSTRUCTION:

The Arena has arch-rib heavy timber trussed main superstructure on concrete buttress receiving foundations; roof is wood joists between the main arch-ribs. (See Figure #3.7, #3.8, #3.9 and #3.10). Exterior extension framing for exits and the entry canopy appear to be steel supported wood framed load bearing walls. (See Figures #3.11 and #3.12). Ancillary building extensions are load bearing concrete block. (See Figure #C.13). The building is not sprinklered.

.4 BUILDING ENVELOPE:

The exterior walls of the building envelope are vertical metal siding clad walls with assumed cavity insulation. Existence of a vapour barrier could not be confirmed. (See Figures #3.1, #3.3, #3.4, #3.5, #3.6, #3.11 and #3.14). The building exterior cladding appears to be in acceptable condition, however some damaged areas were observed. (See Figures #3.15, #3.16 and #3.17). Arena Seating Area exit doors and frames to the exterior are in acceptable condition however some of them do not seal, adjustment or additional hardware is required. (See Figures #3.18). Also there are areas where the building envelope itself is not sealed, these areas should be corrected to maintain the envelope seal. (See Figure #3.18 and #3.19).

The roof level of the main Arena building is standing seam metal roofing and appears to be nearing the end of its serviceable life. Roof leaks are known to exist and existing penetrations

are heavily caulked. (See Figures #3.4, #3.6, #3.12 and #3.20). Roof replacement is likely required in the next five years. The difficulty is that the Arena roof and walls are integral and so re-roofing would likely involve re-cladding as well. The roof of the Change Room extension area is a flat SBS roofing membrane and appears to be in acceptable condition. (See Figures #3.21 and #3.22).

Exterior doors generally appear to be in good condition, although exterior exits do not have exterior stoops and typical discharge at areas where the foundation buttresses are exposed. (See Figures #.312 and #3.17). This creates a trip hazard during exiting. It is recommended that concrete aprons be installed to safely guide people away from the building.

.5 INTERIOR FINISHES:

Main Floor Public and Administration area finishes appear to be in good condition and are well maintained, the public areas present very well. (See Figures #3.23, #3.24, #3.25, #3.26 and #3.27). The Main Floor warm seating area is also in good condition. (See Figures #3.28 and #3.29).

Public Washrooms throughout the Main and Second floors are in good condition and well maintained, however they are not completely barrier free. (See Figures #3.30, #3.31, #3.32, #3.33 and #3.34).

Concession Area is in good condition and also well maintained. Cook line has proper hood ventilation with integrated fire suppression system. (See Figure #3.35, #3.36 and #3.37).

Change Room Corridor and Team Change Rooms and related Washrooms finishes are generally in good condition and maintenance painting is keeping the rooms in presentable condition. (See Figures #3.38, #3.39, #3.40 # 3.41, #3.42 and #3.43). The Change Room Washrooms are not barrier free. It should also be noted that the Corridor and Change Rooms wall finishes are all painted OSB. The detail and painting is well executed and It is likely that this wall finish was donated by the buildings sponsor. (See Figure #3.44). However walls in these spaces would be better served by a more durable wall finish or wall construction.

Second Floor Multipurpose Room and related access stairs and exits appear to be in good condition. (See Figures #3.45 and #3.46). Some exit conditions created as a result of existing conditions are not ideal, steps or raised thresholds exist at the main floor exit to the east. (See Figure #3.37). An infill sloped floor should be considered.

.6 GENERAL:

There are some existing conditions in the Ice Plant Room that are not code compliant. The room, which should have an interior fire rated wall, has open wall penetrations of piping, conduit and retro-fitted lines that are not fire sealed, and the wall does not appear to be a fire rated assembly. Door also appears to be in poor condition and rating of door could not be determined. (See Figures #3.19 and #3.48). Penetrations should be addressed and sealed immediately and the interior wall may need to be re-constructed to be a rated assembly. This doors and frame must be replaced with proper rated pressed steel frame and rated metal door. The plant itself appears to be the original plant, or at the least antiquated technology

and will likely need to be overhauled in the next five years. (See Figures #3.19 and #3.49). Also the exterior concrete block walls forming the room have some fairly significant cracks and gaps in the assembly, it appears that significant movement of the supporting foundations has occurred. A structural review of these walls and foundations is recommended. (See Figure #3.50 and #3.51).

The ice sheet dasher board system is a newer steel framed dasher board system and appears to be in good condition. (See Figures #3.7, #3.8, #3.9 and #3.52).

The western seating area does have a concern. The south end of the seating is accessed by walking from the north end behind the players bench area. The slope of the heavy timber roof structure is in proximity to this walkway and creates a narrow and low area that is not code compliant for width or headroom. (See Figures #3.53 and #3.54). This is a long standing existing condition, but it is recommended that at a minimum warning signs and padding be installed to protect patrons.

The Ice Resurfacer room is generally in acceptable condition and walls are non-combustible concrete block, however there are some conditions that don't provide a fire rated wall as required by code. Specifically the wall gap into the Arena area. (See Figure #3.55). Wall gaps and discontinuities in the fire rated walls should be addressed.

The seating areas of the Arena are generally is acceptable. Seating is painted wood bleachers and appears to have acceptable exiting. Public access to the seating area is not barrier free. Some re-painting of the seating, primarily the high traffic floor areas is required. (See Figure #3.53).

It should also be noted that the existing refrigeration ice slab does not have a heating system underneath it and as such a fairly significant frost bulb has likely formed under the building. This would make any refrigeration slab replacement work difficult to execute. Although the current ice slab is performing, If the slab ever needed to be improved or replaced, then the capital investment would likely be fairly high.

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted; however there was evidence, or maintenance staff knowledge of furnace upgrades or replacement, hot water tank replacement and fixture and equipment upgrades throughout the building. (See Figures #3.56 and #3.57).

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase service to the building which is aerial pole mounted at the south side of the Arena. The service is aerial to the rear of the Arena building. Interior electrical equipment is both original and in some cases upgraded equipment. (See Figures #3.58, #3.59 and #3.60).

Lighting technology and light levels are good within the Arena area.

(See Figures #3.7, #3.8 and #3.9).

4.0 BEAVERLODGE ARENA

.1 FACILITY HISTORY AND INFORMATION:

The Beaverlodge Arena's original constructed date could not be determined, however it would be estimated to be in the 1970's with various renovations and additions being undertaken, the latest being in 2008, when the plant room and Change Rooms were expanded. The main volume portion of the building contains one non regulation size ice sheet, seating on both sides of the sheet with an estimated capacity of 500 people. (See Figure #4.1). There is an Administration area off the Lobby. Off of the main arena area there are related ice plant room and building maintenance infrastructure spaces. The facility also has a General Lobby with main floor warm Seating Area with both bench spectator seating, table seating and a central Concession. (See Figures #4.2, #4.3 and #4.4). Also there are Public Washrooms accessible from down a corridor from the Lobby. (See Figure #4.5). Public Change Rooms are accessed from the Lobby as well. (See Figure #4.6). There is an adjacent Curling Rink attached to the south east corner of the Arena, however that facility was not reviewed as part of this Facility Analysis.

.2 SITE:

The site is generally paved asphalt parking in front, (See Figures #4.7, #4.8, #4.9 and #4.10). Some localized asphalt repair work was being conducted during the review of this facility. Otherwise the asphalt was older, but in acceptable condition. Stall line painting was present in the front parking area and the lot has approximately 130 stalls. Based on information from the building operator the lot is shared with the adjacent school. However, due to differing operating hours of the two buildings, parking count appears to be adequate for day to day Arena operations. At peak demand the lot would not be large enough for the building spectator capacity, but this would be infrequent and adjacent street parking is available.

There are compacted gravel areas at the maintenance access points to the facility. (See Figures #4.11, #4.12 and #4.13). Some low spots and ponding were evident in the compacted gravel areas and re-work/filling is required. (See Figures #4.11, #4.14 and #4.15). Exterior concrete aprons and walks appear to be in good condition and have positive slope away from the building. (See Figures #4.14, #4.16 and #4.17).

There are two fenced asphalt tennis courts on the west side of the building that directly abut the west façade. (See Figures #4.18 and #4.19). Courts appear to be in acceptable condition.

The rear (north side) of building is a grass field with maintenance access path, but the path requires some re-work and packing. (See Figures #4.11 and #4.20).Grade drainage away from the building appears to be generally good.

.3 GENERAL CONSTRUCTION:

The Arena has a pre-engineered steel frame superstructure on concrete receiving foundations; exterior walls and roof are assumed to be framed with standard steel wall and roof purlins. (See Figure #4.1, #4.21 and #4.22). Projected change rooms and Ice Plant room and Ice

Re-surfacer room addition, appears to be load bearing concrete block walls with assumed steel roof structure. (See Figures #4.12, #4.13, #4.14, #4.15 and #4.16). Front area addition Concession and Warm Seating area appears to be a combination load bearing exterior and non-load bearing interior concrete block walls. (See Figure #4.10). The building is not sprinklered.

.4 BUILDING ENVELOPE:

The exterior wall assemblies of the Arena venue are assumed steel purlins with bagged insulation, typical of a pre-engineered building. There is exterior vertical pre-finished profiled metal wall cladding. (See Figures #4.17, #4.18, #4.19, #4.20 and #4.23). Exterior profiled metal wall cladding has some damage. (See Figure #4.23). However of greater concern is the fact that the cladding finish is heavily chalking and has reached the end of its life span, cladding replacement will be required in the next few years. (See Figures #4.18, #4.19, #4.23, #4.24 and #4.25).

Wall assemblies of the front concrete block areas of the facility appear to be in acceptable condition, however some paint failure is evident on the walls and re-painting is required. (See Figures #4.26 and #4.27).

The roof cladding of the Arena main venue portion of the facility is a low slope peaked roof, visually assumed to be roofed with galvalume standing seam metal roofing, typical of a pre-engineered building. This could not be confirmed as roof access was not possible. Roof has known leaks and is likely original to the building. If this is the case, then the roofing has likely reached the end of its serviceable life. Replacement will likely be required in the next few years. Roof gutters and rainwater downspouts directing water away from the Arena main venue building and the addition portion are present and appear to be in acceptable condition. However, there are minimal downspouts for all gutters. Additional downspouts should be considered to facilitate heavy rain events and to spread discharge water at grade. (See Figures, #4.15, #4.18, #4.19, #4.20 and #4.23). Also pre-cast or cast in place concrete splash pads to control erosion and to direct water away from the foundations should be installed.

The roof for the addition portion appears to be galvalume standing seam metal roofing and the roofing appears to be in acceptable condition.

Exterior doors on the facility are in some cases newer doors and frames, painted or unpainted, (See Figures #4.14, #4.16, #4.17 and #4.19) or existing doors and frames in poor condition, requiring from re-painting to replacement. (See Figures #4.11, #4.28, #4.29 and #4.30). There are exit doors, both public (See Figures #4.19 and #4.32) and maintenance (See Figures #4.11 and #4.33), that have a considerable step up or down out of the building. This is a safety concern for emergency exiting and it is recommended that interior and exterior concrete steps and landings, or stoops be added.

.5 INTERIOR FINISHES:

The Main Entrance and Lobby areas of the Arena are in good condition with no major deficiencies (See Figures #4.34, #4.35 and #4.36); except that the entrance is not fully barrier free.

Public Washrooms off the Main Lobby are in acceptable condition, however there are some tired finishes and room finishes, millwork and partitions should be considered for replacement in the next five years. Further none of the washrooms are completely barrier free. (See Figures #4.37, #4.38 and #4.39).

The Arena roofs emissivity liner appears to be in acceptable condition, although some puck deflection damage was observed. (See Figure #4.1, #4.21 and #4.40).

Both the Public Change Rooms (See Figures #4.41, #4.42, #4.43, #4.44, #4.45 and #4.46) and Feature Change Rooms (See Figures #4.47, #4.48, #4.49, #4.50 and #4.51), appear to be in acceptable condition and are being well maintained, with no major deficiencies. The exception is the skate tile in the older part of the facility which will require replacement in the next 5 years.

Concession and Kitchen finishes appear to be in good condition. (See Figure #4.52, #4.53, #4.54 and #4.55). Concession hood has a fire suppression system.

Arena seating area finishes appear to be in acceptable condition. (See Figures #4.22, #4.56, #4.57 and #4.58).

.6 GENERAL:

The Arena Ice Plant and cooling tower appear to be in good condition. (See Figures #4.59, #4.60, #4.61 and #4.62). The ice plant itself is not new and was relocated from an Edmonton Arena.

Existing Arena ice sheet access from the Ice-resurfacer Room is not ideal. Spectators are required to move through the access with stairs on both sides. (See Figures #4.63 and #4.64). Rectification of this condition would be costly and not cost effective. Additional safety warning signs and measures should be provided to protect patrons generally and in emergency exiting situations. The condition is also not barrier free.

The exiting and corridor access condition of the Arena Seating area on the west side of the building is also not ideal. Headroom and corridor width is not code compliant. (See Figures #4.58 and #4.65). The condition has likely existed for the life of the building and rectification would be difficult and costly. Additional safety warning signs and measures should be provided to protect patrons generally and in emergency exiting situations. The condition is also not barrier free.

The ice plant main pumps piping assembly and a structural column adjacent to the piping, in the plant room are heavily rusted; pipe/fitting replacement and arresting of the structural column rusting should be undertaken. (See Figures #4.66 and #4.67). Also the header piping as it enters into the trench does not appear to be enclosed in a rated assembly, maintaining the fire rating requirement of the room. This should be rectified immediately. (See Figures #4.68 and #4.69).

Ice Sheet Dasher Boards, while in acceptable condition, are an older technology wood and steel combination system and are very stiff. (See Figures #4.58 and #4.70). Also the bench areas are heavily worn, (See Figures #4.71 and #4.72). Consideration should be given to dasher board replacement in the next five to ten years.

Lighting levels in the Main Arena area are somewhat low. Existing lighting technology is older high bay style fixtures (See Figures #4.1 and #4.73). Consideration should be given to either adding more fixtures or re-fixturing the space with 4 or 6 lamp fluorescent technology.

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted; however there was evidence, or maintenance staff knowledge of equipment replacement, hot water tank replacement and fixture upgrades throughout the building. (See Figures #4.74, #4.75 and #4.76). Duct work is likely original to the building. Generally the mechanical infrastructure appeared acceptable, but ongoing maintenance is required.

Also the Main Arena area is not dehumidified and it causes fogging of the arena and the dasher board glass. (See Figures #4.71, #4.72 and #4.77). Dehumidification unit(s) should be installed.

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase lateral service down to a grade level transformer near the northeast corner. (See Figure #4.13). Interior electrical equipment is generally original, but the main service was upgraded in the 2008 expansion. (See Figure #4.78). The building house panels generally do not have breaker space available. (See Figures #4.79 and #4.80). The building may require some secondary electrical upgrades in the next five to ten years.

5.0 WEMBLEY RECREATION CENTRE

.1 FACILITY HISTORY AND INFORMATION:

The Wembley Recreation Centre's original constructed date could not be determined, however it would be estimated to be in the 1960-70's with various renovations and additions being undertaken, the latest being in 2005-2006. This multi level facility contains a main Arena area which has one old regulation size NHL ice sheet, with seating on one side of the sheet with an estimated capacity of 300 people. (See Figure #5.1). The Arena is below grade. There is an Administration area and Parks and Recreation Department offices off the Main Lobby. (See Figures #5.2 and #5.3). The other large building venue is a Community Hall with separate exterior access, Kitchen and Bar facilities and an estimated table seating capacity for 500 people. (See Figures #5.4 and #5.5). Off of the lower main Arena area at the rear of the building there are related ice plant room and building maintenance infrastructure spaces. The facility also has an Arena Lobby with main floor Seating Area with table seating and a central Concession, this area actually looks down into the Community Hall. (See Figures #5.6, #5.7 and #5.8). Also there are Public Washrooms accessible down a corridor from the Lobby. (See Figures #5.2 and #5.3). Arena Change Rooms are accessed from the Lower Arena area. The facility also contains a Fitness/Workout area above the Arena level which is accessed through the Arena. There are also two lease spaces in the basement of the facility, "Little Miss Unique" Tea and Gift Shop and a "Kneaded or Not" Therapeutic Massage Clinic. Lease spaces have shared separate exterior access. (See Figure #5.9).

.2 SITE:

The site is generally gravel parking to the east and north, (See Figures #5.10, #5.11 and #5.12). The gravel parking areas appear to be in acceptable condition with no low spots, rutting or ponding observed. Stall line painting or delineation was not present so an accurate parking count could not be determined. Parking count appears to be adequate for day to day facility operations. At peak demand the lot would not be large enough for the building user/spectator capacity, but this would be infrequent and adjacent street parking is available. Consideration should be given to paving the parking lot.

There are compacted gravel areas at the maintenance access points to the facility. (See Figures #5.13, #5.14 and #5.15). Some low spots and ponding were evident in the compacted gravel areas and re-work/filling is required. Exterior grassed areas are present along the entire west side abutting 97th Street (See Figure #5.16) and at the south east corner of the facility. (See Figures #5.17 and #5.18). Some chain link fence repair is required. Grassed areas appear to be in good condition and have positive slope away from the building. The Community Hall has both Main Entrance access and delivery access in close proximity to each other (See Figures #5.19 and #5.20). Grade drainage away from both access points appears to be acceptable.

The Arena Main Entrance is raised above grade and accessed by steel stairs and ramps creating barrier free access to the facility. (See Figures #5.12, #5.21 and #5.22).

.3 GENERAL CONSTRUCTION:

The Arena, Arena Lobby and Concession areas have a typical tapering column pre-engineered steel frame superstructure on concrete receiving foundations; exterior walls and roof are framed with standard steel wall and roof purlins. (See Figures #5.1, #5.2, #5.6, #5.7, #5.8, #5.23, #5.24, #5.25 and #5.26). Projected Front Arena Area and Ice Plant room and Ice Re-surfacer room spaces, appear to be load bearing concrete block walls with steel roof structure. (See Figures #5.12, #5.13, #5.14 and #5.22). Community Hall area structure is non-tapering steel columns with pre-engineered steel roof beams and assumed standard steel wall and roof purlins. (See Figures #5.4, #5.5, #5.27 and #5.28). The building is not sprinklered.

.4 BUILDING ENVELOPE:

The exterior wall assemblies of the Arena venue are steel purlins with bagged insulation, typical of a pre-engineered building. There is exterior vertical pre-finished profiled metal wall cladding. (See Figures #5.15 and #5.16). Exterior profiled metal wall cladding has little damage and appear to be in good condition.

Wall assemblies of the front concrete block areas of the Arena venue appear to be in acceptable condition, however some paint failure is evident on the exterior of the walls and re-painting is required. (See Figures #5.16, #5.29 and #5.30).

Wall assemblies of the rear projected concrete block areas show signs of block deterioration, efflorescence and paint failure. Further structural review of the concrete block is recommended and at a minimum re-painting is required. (See Figures #5.13, #5.31, #5.32 and #5.33).

Exterior wall assemblies of the Community Hall venue are assumed to be steel purlins with bagged insulation, typical of a pre-engineered building, with interior steel stud furring and gypsum board. There is exterior vertical pre-finished profiled metal wall cladding. (See Figures #5.12, #5.17, #5.18, #5.19, #5.20 and #5.21). Exterior profiled metal wall cladding has little damage and appear to be in good condition.

The roof cladding of the main portion of the facility is a low slope peaked roof, visually assumed to be roofed with galvalume standing seam metal roofing, typical of a pre-engineered building. This could not be confirmed as roof access was not possible. Roof was re-clad as part of the 2005-2006 renovation. Roof should perform for many years to come.

Roof gutters and rainwater downspouts directing water away from the building are present and appear to generally be in acceptable condition. However, there are some missing downspout extensions and missing splash pads on the west side of the Arena. (See Figures #5.16, #5.30 and #5.34). Repairs and installation of a concrete splash pad to control erosion and to direct water away from the foundation should be undertaken.

Exterior doors and frames on the facility are generally in acceptable condition, however some doors and frames require painting or re-painting. (See Figures #5.17, #5.20 and #5.29).

.5 INTERIOR FINISHES:

The Main Entrance and Lobby areas of the Arena are in good condition with no major deficiencies (See Figures #5.2, #5.6, #5.7, #5.8, #5.35 and #5.36); and the entrance is barrier free.

Access to the Basement level and the ice level from the Arena Entrance is not barrier free (See Figure #5.37, #5.38 and #5.39), however the basement area accessible from this entrance is typically only utilized for storage. (See Figures #5.40 and #5.41).

Public Washrooms off the Main Arena Lobby are in acceptable condition, however the washrooms are not barrier free. (See Figures #5.42 and #5.43). Public Washrooms in the Community Hall are in good conditions and although not barrier free (See Figures #5.44, #5.45, #5.46, #5.47 and #5.48), a unisex barrier free Washroom is also provided. (See Figure #5.49).

Arena Change Rooms (See Figures #5.50, #5.51, #5.52, #5.53, #5.54, #5.55, #5.56, #5.57 and #5.58) appear to be in acceptable condition and are being well maintained, with no major deficiencies. Re-painting of some rooms is required due to user damage. Also the skate tile in the Change Rooms and leading to the ice surface (See Figure #5.59) is nearing the end of its serviceable life; replacement will be required in the next 5 years.

Arena Concession finishes appear to be in good condition. (See Figure #5.60, #5.61 and #5.62). Concession hood did not appear to have a fire suppression system.

Community Hall Kitchen and Bar Area (See Figure #5.63), is well equipped and in good condition (See Figures #5.64, #5.65, #5.66, #5.67 and #5.68). Kitchen hood did not appear to have a fire suppression system.

Arena seating area finishes appear to be durable and in good condition. (See Figures #5.69, #5.70 and #5.71).

The upper floor Fitness Area, which is accessed through the Arena (See Figures #5.1 and #5.25), has relatively new finishes and they are in acceptable condition. (See Figures #5.72, #5.73, #5.74, #5.75 and #5.76). There are some indications of structural movement of the concrete block walls in this area and this should be monitored. (See Figures #5.77 and #5.78). Washrooms (See Figure #5.79 and #5.80) and Bonus Office Space (See Figure #5.81), both contained on the upper floor level adjacent to the Fitness Area are newly finished and in acceptable condition.

Note that Lease spaces were toured but have not been included as part of this analysis. The spaces were generally code compliant for tenant improvements, exiting and general leased use. However access to the spaces is not barrier free. (See Figures #5.9 and #5.82).

.6 GENERAL:

The Arena Ice Plant appears to be in acceptable condition and functioning properly. (See Figures #5.83, #5.84 and #5.85). The ice plant itself is original equipment, however the cooling tower was replaced in approximately 2011 (See Figure #5.13). Overhauling or partial equipment replacement of the Ice Plant will likely be required in the next 5-10 years.

It should be noted that there is no heating system under the refrigeration slab so a frost bulb under the Arena portion of the building likely exists.

Ice Sheet Dasher Boards appear to be in good condition and a newer technology steel system. (See Figures #5.59, #5.86, #5.87 and #5.88). The system should perform for years to come.

There is no infill concrete slab on grade on the west side of the refrigerated ice slab up to the foundation. (See Figures #5.86 and #5.87). Consideration should be given to adding this slab to reduce maintenance issues and deleterious material being tracked onto the ice or ice slab.

Lighting levels in the Main Arena area are good and the lighting technology is fairly current. (See Figures #5.1 and #5.23). However the main pre-engineered beams in this area are primed steel members only. (See Figures #5.1 and #5.23). Consideration should be given to painting the steel beams white to improve light reflectivity and cleaning of structure.

Ice Re-surfacer Room door from the Arena venue is a vertical lift door and is not rated, (See Figure #5.89) and it also lands on floor grating which is part of the header trench (See Figure #5.90). This creates a non-rated door condition that is not code compliant. The door should be replaced with rated coiling shutter and the grating under the door eliminated and the slab corrected, so the door can close to a concrete slab on grade.

Walls forming the Storage Rooms on the Mezzanine level of the Community Hall are not constructed as fire rated assemblies and are not fire sealed to the underside of the roof structure. (See Figures #5.91, #5.92, #5.93 and #5.94). These ratings are required by code and the wall assemblies should be completed/rectified immediately.

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted; however there was evidence, or maintenance staff knowledge of equipment replacement, hot water tank replacement and fixture upgrades throughout the building. (See Figures #5.95, #5.96 and #5.97). Duct work is likely original to the building. Generally the mechanical infrastructure appeared acceptable, but ongoing maintenance is required.

The Community Hall main venue is serviced by exterior mechanical units racked on the east side of the building (See Figure #5.19), these units appear to be operating satisfactorily, but ongoing maintenance is required.

Also the Main Arena area is not dehumidified and it causes fogging of the arena and the dasher board glass. (See Figures #5.70, #5.71 and #5.86). Dehumidification unit(s) should be installed.

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase aerial service from an aerial power pole to the rear projected ice plant room. (See Figures #5.10 and #5.13). Interior electrical equipment appears to be original. (See Figure #5.98). The building house panels generally do not have breaker space available. (See Figures #5.99, #5.100 and #5.101). The building may require some secondary electrical upgrades in the next five to ten years.

6.0 SEXSMITH ARENA

.1 FACILITY HISTORY AND INFORMATION:

Sexsmith Arena was originally constructed in the early 1970's but was heavily damaged by fire in the late 1970's. The building was re-constructed to the current facility in the early 1980's. The facility contains a main Arena area which has one old regulation size NHL ice sheet, with seating on both sides of the sheet with an estimated capacity of 750 people. (See Figure #6.1). There is an Administration office and Janitorial Room directly off the lower Arena Lobby. (See Figures #6.2). The Main Entrance is at grade with bi-level interior stairs leading down to the Change Rooms and ice level; stairs up lead to the upper Arena Lobby with bench Seating Area, table seating area and a central Concession. (See Figures #6.3, #6.4 and #6.5). This area actually looks down onto the ice sheet. (See Figure #6.6). Also there are Public Washrooms and multi-purpose spaces off of the upper Lobby. (See Figure #6.7). There are 6 regular Arena Change Rooms off the lower level corridor (See Figures #6.8 and #6.9) and two feature Change Rooms under the west seating area (See Figures #6.10 and #6.11). The facility also contains a projected Ice Plant and Ice Re-surfacer Room building.

.2 SITE:

The site is generally asphalt parking on the west or front area abutting 93rd Street, (See Figures #6.12 and #6.13). There is an asphalt drive/lane to the north of the building (See Figures #6.14 and #6.15). The asphalt parking area and drive appear to be in acceptable condition with no observed issues. Stall line painting and precast concrete barricades are present creating structured parking and the current parking count is 54. Parking count appears to be adequate for day to day facility operations. At peak demand the lot would not be large enough for the building user/spectator capacity. However the town has a school directly west of the Arena and the lots of both facilities are shared, due to differing operating hours. So generally parking is accommodated for both facilities.

There are compacted gravel areas at the maintenance access points at the rear or east of the facility. (See Figures #6.16 and #6.17) with grassed areas beyond. Some low spots and ponding were evident in the compacted gravel areas and re-work/filling is required. Consideration should be given to paving the rear area.

There are harder surface areas in front of the Arena overhead door and the Ice-resurfacer overhead door. (See Figures #6.18 and #6.19). However concrete aprons should be installed. An exterior natural grassed area is present along the entire south side of the building (See Figure #6.20). Grassed areas appear to be in acceptable condition and have positive slope away from the building.

The Arena Main Entrance on the west side is at parking grade and provides barrier free access to the facility. (See Figure #6.21).

.3 GENERAL CONSTRUCTION:

The Arena is a typical corrugated steel framed Quonset building, with a barrel curved roof, (See Figures #6.22 and #6.23). Building sits on concrete foundations; exterior walls are corrugated ribbed metal panels. (See Figures #6.15 and #6.24). Projected rear Ice Plant room and Ice Re-surfacer room spaces, appear to be load bearing concrete block walls with wood framed trussed, peaked roof structure. (See Figures #6.19 and #6.25). Projected exit area elements are load bearing concrete block walls with wood framed roof structures. (See Figures #6.26, #6.27 and #6.28). The building is not sprinklered.

.4 BUILDING ENVELOPE:

The exterior wall assemblies of the Arena are corrugated steel panels with assumed foam insulation cores, typical of this style of building. Exterior vertical pre-finished profiled metal wall panels. (See Figures #6.12, #6.14, #6.18 and #6.24). Exterior profiled metal wall cladding has little damage and appear to be in acceptable condition, although some chalking of the finish was observed. Aesthetically, re-painting the building to eliminate the stripping would be recommended, although not required.

Wall assemblies of the rear concrete block projected building appear to be generally in acceptable condition. (See Figures #6.17, #6.19 and #6.25). However some concrete block deterioration was observed (See Figure 6.29) and should be reviewed and rectified. Also the rough opening framing and door installations of the Ice Plant and Ice-resurfacer Room doors is not standard construction. (See Figures #6.19, #6.29 and #6.30). These door openings should be corrected or re-framed and the doors replaced.

Concrete block wall assemblies of the south projected exit are show signs of block deterioration, efflorescence and paint failure. Further structural review of the concrete block is recommended and at a minimum re-painting is required. (See Figures #6.26, #6.27 and #6.32).

The roof cladding of the facility is a barrel curved corrugated metal panel roofing, visually assumed to be galvalume roofing, typical of this style of building. (See Figure #6.33). This could not be confirmed as roof access was not possible. Roofing is likely original and based on that, the building will likely require re-roofing in the next 10 years.

Roof gutters and rainwater downspouts directing water away from the building are not present and the building likely experiences soil erosion on the south grassed area. (See Figure #6.24). Also the building staff and existing signage identifies that the north lane experiences snow sliding in the winter and this is a safety concern. (See Figures #6.14, and #6.15). When re-roofing is undertaken, gutters, downspouts and concrete splash pads should also be added.

Roof gutters and downspouts are present on all other projected building elements and all are clad in pre-finished standing seam metal roofing. These roof areas appear to be in acceptable condition. (See Figures #6.25, #6.26 and #6.28).

Exterior doors and frames on the facility are generally in good condition and for the most part have been replaced in the last few years. Some exceptions exist as noted previously.

Also (See Figures #6.26, #6.27 and #6.32), these doors and frames require replacement. Generally the majority of newer doors and frames require painting. (See Figures #6.21, #6.24 and #6.34). Painting should be undertaken to extend the life of the doors and frames.

.5 INTERIOR FINISHES:

The Main Entrance and Lobby areas of the Arena are in good condition with no major deficiencies (See Figures #6.2, #6.35, #6.36, #6.37 and #6.38); and the entrance is barrier free up to the main lobby. Access to the lower level and the ice level from the Arena Entrance is not barrier free. (See Figure #6.2).

Public Washrooms off the upper Arena Lobby are in acceptable condition, however the washrooms are not barrier free. (See Figures #6.39, #6.40, #6.41 and #6.42). Although well maintained, finishes in these washrooms are somewhat tired and replacement and updating should be considered in the next five years.

Arena Change Rooms (See Figures #6.43, #6.44, #6.45 and #6.46) appear to be in acceptable condition and are being well maintained, there are some cosmetic deficiencies. Re-painting and or bench board replacement in some rooms is required due to user damage. Washroom areas in the Change Rooms have been recently updated and are very durable and appealing. (See Figures #6.47, #6.48, #6.49, #6.50 and #6.51).

Also there are general areas randomly through the facility that require updating, repair and finish replacement. (See Figures #6.52, #6.53, #6.54, #6.55, #6.56, #6.57 and #6.58).

The skate tile in some Change Rooms and other areas is nearing the end of its serviceable life; replacement of some skate tile areas will be required in the next 5 years.

Feature Change Rooms have been constructed, through necessity, under the north Arena Seating area and the rooms are narrow and have low head room. (See Figures #6.10, #6.59, #6.60, #6.61, #6.11, #6.62 and #6.63). These rooms do not provide good space for hockey Change Rooms and the Washrooms are inadequate, or not functional. These rooms should be abandoned and a facility addition/expansion should be considered, to construct these required Change Rooms in another location. This will have a considerable capital cost impact and should be weighed with other building capital costs, against possibly construction a new Arena in another location.

Arena Concession finishes appears to be in acceptable condition, although the finishes are tired. (See Figure #6.64, #6.65, #6.66 and #6.67). Re-finishing of the Concession should be considered. Concession hood does have a fire suppression system.

Arena seating area finishes appear to be durable and in acceptable condition, however some re-painting is required. (See Figures #6.68, #6.69, #6.70 and #6.71). There is also barrier free access to the north Seating Area from the Upper Lobby with a Barrier Free Viewing Area. (See Figures #6.72 and #6.73).

Also the Arena venue has suspended acoustic ceiling panels which appear to perform well and appear to be in good condition. (See Figures #6.1, #6.74 and #6.75).

.6 GENERAL:

The Arena Ice Plant appears to be in acceptable condition and functioning properly. (See Figures #6.76, #6.77 and #6.78). The ice plant itself is original equipment, however the cooling tower was replaced. (See Figure #6.79). Other upgrading to the plant has been done, including new pumps in approximately 2012. Overhauling or additional upgrades of the Ice Plant will likely be required in the next 5-10 years.

Ice Sheet Dasher Boards appear to be in good condition and are a newer technology steel system, approximate replacement was 2013. (See Figures #6.80, #6.81, #6.82 and #6.83). The system should perform for years to come.

There is very little storage in this building both for long term and short term storage. As a result nets are stored in the southeast corner of the arena, effectively blocking the southeast double door exit for the south seating area. (See Figures #6.1, #6.84 and #6.85). This is a safety concern and another location for net storage should be found, or the building expanded to provide additional convenient storage.

Lighting levels in the Main Arena area are good and the lighting technology is fairly current, replaced in approximately 2012. (See Figures #6.1, #6.6, #6.74 and #6.75).

Ice Re-surfacer Room door from the Arena venue is an overhead door and is not rated, (See Figure #6.86). This creates a non-rated door condition that is not code compliant. The door should be replaced with rated coiling shutter.

Walls forming the Ice Plant Room and the Ice resurfacer Room do not appear to be constructed as fire rated assemblies and penetrations through the walls are not fire sealed. (See Figures #6.87 and #6.88). These ratings are required by code and the wall assemblies should be completed/rectified immediately. Also the door dividing the two rooms does not appear to be a rated door and frame. (See Figure #6.89), this door and frame should be replaced.

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted; however there was evidence, or maintenance staff knowledge of furnace replacement in approximately 2011 and hot water tank replacement in approximately 2012, throughout the building. (See Figures #6.90, #6.91 and #6.92). Duct work is likely original to the building. Generally the mechanical infrastructure appeared acceptable, but ongoing maintenance is required. Also the Main Arena appears to be dehumidified.

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase aerial service from an aerial power pole to the north of the building and feeding to the projected ice plant room. (See Figures #6.14 and #6.25). Interior electrical equipment generally appears to be original. (See Figure #6.93) with some upgrades (See Figure #6.94). The building house panels generally do not have breaker space available. (See Figure #6.95). The building may require some primary and secondary electrical upgrades in the next five years.

7.0 CROSSLINK COUNTY SPORTSPLEX

.1 FACILITY HISTORY AND INFORMATION:

The Crosslink County Sportsplex is a state of the art recreation facility completed in 2013. The Main Entrance opens into a two level central Concourse which has an Administration/ Reception area, Public Washrooms, a public gathering area, and an elevator and central stair to the second level Concourse. (See Figures #7.1, #7.2, #7.3, #7.4, #7.5, #7.6, #7.7, #7.8 and #7.9). There is also three Lease Spaces (See Figures #7.10, #7.11 and #7.12). Off of the central Concourse the facility contains two NHL Regulation Ice Sheets with second floor spectator seating for both, approximate seating capacity is 380 people per sheet. (See Figures #7.13 and #7.14). There is a grade-level Fieldhouse with perimeter grade-level 3-lane running track, above which is a second floor open table viewing/seating area, for both the Fieldhouse viewing and rentable activities. (See Figure #7.15, #7.16 and #7.17). The Second floor Concourse creates additional viewing of the venues (See Figures #7.18, #7.19, #7.20, #7.21, #7.22 and #7.23) and it provides access to the main sports venues viewing areas. (See Figures #7.24, #7.25, #7.26, #7.27, #7.28 and #7.29). It also provides access to a Second Floor Fitness area, Yoga Studio and additional Public Washrooms. (See Figures #7.30, #7.31 and #7.32). The facility also contains Ice Plant and Ice Re-surfacer Room spaces, miscellaneous storage, equipment and maintenance spaces; as well as separate Change Room Facilities in all major sport venue spaces and in the Fitness area.

To the north of the facility building there are 3 exterior junior soccer fields oriented east-west, and 2 rugby fields oriented north/south; however during the course of this review the rugby fields were being replaced with baseball fields, due to low use.

To the south of the facility building there are 3 full size soccer fields oriented north-south.

.2 SITE:

The site has been completely developed with structured roadways providing access to three sides of the building. (See Figures #7.33, #7.34, #7.35, #7.36 and #7.37). There is a large primary asphalt parking lot on the south side of the building (See Figures #7.38, #7.39 and #7.40) and an overflow asphalt parking lot on the east side of the building. The asphalt parking areas and roadways appear to be in excellent condition with no observed issues. Stall line painting and concrete barrier curbs and concrete sidewalks, are present throughout. The roadways also create excellent building maintenance access to the north and east sides. (See Figures, #7.36, #7.41, #7.42 and #7.43). Site development also provides good public foot traffic flow and control. The current parking areas appear to be adequate for all building operations.

Due to the physical size of the facility, large grassed, or grassed and landscaped areas exist on all four sides of the building. These areas appeared in good condition with no observed issues. (See Figures #7.33, #7.44, #7.45, #7.46 and #7.47).

The facility is bordered on the west by Range Road #62 running north-south, which provides the primary vehicle access to the facility. There is also an asphalt walking trail to the east and parallel to the Range Road. (See Figure #7.48).

.3 GENERAL CONSTRUCTION:

The large main sports venues structures are all pre-engineered tapering steel columns with intermediate straight columns supporting pre-engineered beams, with steel wall and roof purlins, founded on concrete foundations. (See Figures #7.17, #7.49 and #7.50).

Main Concourse two storey component, including the main floor Administration Area and second floor Fitness area is typical steel columns with steel joists and steel deck. Walls are non-load bearing steel studs. (See Figures #7.3, #7.4, #7.5, #7.6, #7.7 and #7.8). Interior core areas for the Arenas and the Fieldhouse are a combination load bearing and non-load bearing concrete block walls supporting cast in place concrete second floors, with intermediate concrete columns. (See Figures #7.51, #7.52 and #7.53). The building is fully sprinklered throughout.

.4 BUILDING ENVELOPE:

The exterior wall assemblies of the pre-engineered buildings are steel wall purlins with bagged insulation. The exterior is clad in profiles metal wall panels. Integrated in the walls are large expanses, or punched windows, in thermally broken aluminum Curtainwall with sealed double glazed units. (See Figures #7.34, #7.36, #7.37, #7.44 and #7.46). The interior faces are either left as exposed bagged insulation (See Figures #7.15 and #7.17) or clad in profiled metal wall cladding (See Figures #7.13 and #7.14). There are also areas with interior steels and gypsum board or concrete block.

Exterior wall assemblies for the steel structure of the Concourse component, is steel stud framing with assumed exterior insulation and clips, clad in profiled exterior metal panels. Integrated in the walls are large expanses, or punched windows, in thermally broken aluminum Curtainwall with sealed double glazed units. (See Figures #7.54 and #7.55). The Interior face of these exterior walls is typically clad in gypsum board.

Facility exterior walls are virtually new and no issues were observed.

The roof assembly of the facility for the pre-engineered components is roof purlins with bagged insulation, clad with exterior pre-finished standing seam low slope metal roof panels. Snow rakes are also installed. (See Figure #7.56 and #7.57).

Interior of the roof assemblies is typically left as exposed bagged insulation (See Figures #7.15, #7.49 and #7.50).

Roof assemblies for the Concourse component of the facility are typical 2-ply SBS roof membranes on rigid insulation. (See Figures #7.58, #7.59 and #7.60).

Roof assemblies are virtually new and should perform for years to come.

For the pre-engineered components of the facility, roof gutters and rainwater downspouts are short extensions which appear to enter back into the building and are gather internally and drained below grade into the building storm lines. (See Figures #7.34, #7.43 and #7.46). If maintained these should perform for years to come.

Exterior doors and frames on the facility are virtually new and under proper maintenance, should perform well for years to come. Operational staff did note that door seals and thresholds for man doors and overhead doors adjacent to grassed areas, were permitting small rodent access into the facility. (See Figure #7.61). Measures were being taken by the maintenance staff to address these issues.

.5 INTERIOR FINISHES:

The Main Entrance (See Figures #7.62 and #7.63) and Main Floor Lobby areas of the Concourse are virtually new, with durable finishes and no noted deficiencies. (See Figures #7.1, #7.2, #7.3, #7.4, #7.5, #7.6, #7.7, #7.8, #7.9 and #7.10). The Second Floor of the Concourse is also virtually new, with durable finishes and no noted deficiencies. (See Figures #7.18, #7.19, #7.20, #7.21 and #7.22). The main entrance and access to the second level is barrier free.

Public Washrooms on the Main Floor are in like new condition with durable finishes, and the washrooms are completely barrier free. (See Figures #7.64, #7.65, #7.66, #7.67 and #7.68). This is typical of all other single or group use Public Washrooms in the facility.

Field House Change Rooms (See Figures #7.69, #7.70 and #7.71) have durable finishes that are like new. Barrier free Fieldhouse Change Rooms are also available (See Figures #7.72, #7.73 and #7.74). Arena Change Rooms (See Figures #7.75, #7.76 and #7.77) are all similar in layout and finishes. Finishes are all very durable and virtually new. Barrier Free Arena Change Rooms are also available (See Figures #7.78, #7.79 and #7.80).

Feature Change Rooms have been constructed in each Arena (See Figures #7.81, #7.82, #7.83, #7.84 and #7.85) and (See Figures #7.86, #7.87 and #7.88). These rooms provide good space for hockey change rooms and are well appointed and have quality finishes and should perform for years to come.

Fieldhouse finishes are well chosen, durable and new, no issues were noted. There is also protection netting all around the perimeter of the field of play, to both separate the field from the track and to protect the exterior walls from ball strikes. (See Figures #7.15 and #7.17). One downfall of the Fieldhouse design is that the track must be crossed by players to access the field. The track could have been suspended from the roof structure, at a third floor level; however this would have added initial capital expense.

Arena and Fieldhouse seating area finishes appear to be durable and in good condition. (See Figures #7.25, #7.27 and #7.29). There is also barrier free access to the Seating Areas and Barrier Free seating areas.

The Main Floor lease spaces were not reviewed as they are lease arrangements; however because the Lounge is currently operated by the facility, it should be noted that finishes are both aesthetically pleasing and durable and should perform well. (See Figures #7.89, #7.90, #7.91, #7.92, #7.93 and #7.94).

It should also be noted that a small secure storage room has been constructed for the Lounge in the adjacent Arena (See Figure #7.95). Unfortunately the room has been constructed as combustible construction (wood) and is not code compliant or aesthetically acceptable. Room should be replaced with walls framed of steel studs and clad with gypsum board and either steel cladding or arena puck board, or other durable and fire resistant material.

.6 GENERAL:

The Arena Ice Plant is state of the art (See Figures #7.96, #7.97, #7.98 and #7.99) and the room is code compliant. The ice plant, if properly maintained should perform for many years to come. The exterior cooling tower is virtually new and should also perform similarly. (See Figure #7.36 and #7.41).

Ice Sheets Dasher Boards are current technology steel systems and the Arenas are fully netted above the board systems. (See Figures #7.100, #7.101, #7.102, #7.103 and #7.104). The systems should perform for many years to come.

There is ample storage in this building both for long term and short term storage. As a result, operational staff have creatively modified a storage room into a Yoga Studio. (See Figures #7.32 and #7.105). It is well finished and should perform well. However the wall separating this new space from the adjacent mechanical room is not constructed as a fire rated wall and does not go to the underside of the roof structure. This is not code compliant. The wall should be rated and if ducts pass through the wall they should be fire dampered.

Lighting levels in the Main Arenas are good and the lighting technology is current, the lighting systems should perform for many years, with only re-lamping required. (See Figures #7.13, #7.14). Similarly lighting in the Fieldhouse is also well selected and should perform well. (See Figures #7.15 and #7.16). Note lights were viewed after the photos were taken.

Ice Re-surfacer Room is ample in size and provides good access to both Arenas as well as interior dumping of the Ice-resurfacers. , (See Figure #7.106 and #7.107). However, the main building sprinkler tree is housed in the Ice-resurfacer Room and is susceptible to damage from vehicles, which could be catastrophic. It is recommended that a lockable chain link enclosure or other protection barrier be installed. (See Figure #7.108).

Finally, operational staff did identify that public control is problematic from the front reception desk area. Consideration should be given to additional control measures, or possibly central or secondary kiosks in the Concourse to better control paid and unpaid users. This is provided as information only and is not factored into the Report Costing.

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted; however all mechanical air handling equipment for the building is housed in building mechanical rooms, or in mechanical mezzanines within the building. (See Figures #7.109, #7.110, #7.111 and #7.112). It is all current technology and should perform well if properly maintained. All mechanical pumps and system piping is well laid out and in rooms of ample size to facilitate maintenance. (See Figure #7.113).

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase pad mount transformer to the north of the building (See Figure #7.114) and it feeds underground into the main Electrical Room. (See Figure #7.115). Secondary electrical equipment is located in other rooms of the building. (See Figure #7.116) as well as localized house panels. All equipment is state of the art and the facilities electrical power and distribution should perform for many years to come.

8.0 LEWIS HAWKES PAVILION AND DRYSDALE CENTRE

.1 FACILITY HISTORIES AND INFORMATION:

The two facilities, although technically two different buildings, have been permanently linked and so for the purposes of this report will be considered as one facility. (See Figure #8.1). The overall facility is part of a larger agricultural and recreational park, Evergreen Park, located approximately 8 km south east of downtown Grande Prairie. The Lewis Hawkes Pavilion was originally constructed on the area Fair Grounds and then relocated to the current site in the 1980's. The Drysdale Centre was constructed and attached to the Lewis Hawkes Pavilion in the early 1990's. Lewis Hawkes Pavilion has both an internal fenced riding area, as well as horse stabling for approximately 70 horses. (See Figures #8.2and #8.3). There is also Public Washroom facilities (See Figures #8.4 and #8.5) and a riders Lounge. The Drysdale Centre has an interior fenced riding area only; the riding area fencing also creates a perimeter interior movement area. (See Figures #8.6 and #8.7). There is an interior non-functioning concession in the south east corner of the building. (See Figure #8.8). The overall facility also has exterior riding training fenced circles, (See Figures #8.9 and #8.10) as well as exterior composting area (See Figure #8.10) and exterior temporary horse stables (See Figure #8.11).

There are also direct links to the equestrian riding areas and trails that are part of the larger Evergreen Park. The facility is oriented north-south.

.2 SITE:

The site, which forms part of the overall Evergreen Park has been generally developed around the facility buildings with structured gravel roadways and parking areas. (See Figures #8.12, #8.13, #8.14, #8.15, #8.16, #8.17, #8.18, #8.19 and #8.20). Access, both vehicular and equestrian can be gained on all four sides of the facility. There is a large primary gravel parking lot and staging area to the west of the facility. (See Figures #8.1) The asphalt strip directly adjacent to the west side of facility is in poor condition and was likely installed for a different purpose. (See Figure #8.12, #8.14, #8.15, #8.21 and #8.22). Consideration should be given to re-surfacing the asphalt or replacing it, which would allow the parking for the building to be moved closer to the building. Protection pre-cast wheel stops or larger jersey barriers should also be considered to protect the building from vehicles. Stall line painting was not present so an accurate parking count could not be determined; however the building has adequate parking.

Some Exterior man door and overhead door locations do not have have concrete or asphalt aprons in front of the doors. (See Figures #8.13, #8.19, #8.23, #8.24, #8.25, #8.26 and #8.27). Where missing, concrete and asphalt aprons should be installed. In some cases considerable dimension exists between the door thresholds and exterior grade, this is a safety concern during exiting and should be addressed with the apron installation. (See Figures #8.23, #8.24 and #8.27). There is a large concrete apron along the south end of the Lewis Hawkes Pavilion (See Figure #8.16). The facility appears to have adequate drainage away from the buildings.

.3 GENERAL CONSTRUCTION:

The Lewis Hawkes Pavilion venue is a pre-engineered structure with pre-engineered tapering steel columns and intermediate straight columns, supporting pre-engineered beams, with steel wall and roof purlins, founded on concrete foundations. (See Figures #8.2, #8.3, #8.28 and #8.29). The Drysdale Centre is a pre-engineered structure with pre-engineered tapering steel columns supporting pre-engineered clear span beams, with steel wall and roof purlins, founded on concrete foundations. (See Figures #8.30).

The Lewis Hawkes Pavilion has a projected building area for the Washrooms and Riders Lounge that is a combination load bearing and non-load bearing concrete block walls, on concrete foundations, supporting a steel roof structure. Area has a concrete slab on grade. (See Figures #8.17, #8.18, #8.19 and #8.26). The facility is not sprinklered.

.4 BUILDING ENVELOPE:

The exterior wall assemblies of the pre-engineered buildings are steel wall purlins with bagged insulation. The exterior cladding is typical profiled metal cladding. (See Figures #8.13, #8.16, #8.17, #8.20, #8.21 and #8.22). However exterior cladding is heavily damaged and both portions of the overall facility should be re-clad with profiled metal cladding. (See Figures #8.13, #8.14, #8.15, #8.17, #8.19, #8.23, #8.24, #8.25 and #8.26). Re-cladding would also allow for re-selection of colour to better tie the overall facility together. Typically there is no interior cladding and the bagged insulation is left exposed, with the exception on the lower 8'-10' which is clad in painted plywood. (See Figures #8.31, #8.32, #8.33 and #8.34).

Exterior wall assemblies for the projected Lewis Hawkes Pavilion area, are concrete block walls with assumed interior wood framing with cavity insulation clad in gypsum board. The exterior of the concrete block walls is displaying fairly serious block spalling and the structural integrity of the these walls should be further evaluated. (See Figures #8.18, #8.26, #8.27 and #8.35). At a minimum these block walls should be repaired and the walls prepped and re-painted.

The roof assembly of the Lewis Hawkes Pavilion is roof purlins with bagged insulation, clad with exterior galvalume standing seam sloped metal roof panels. Snow rakes are not present. (See Figures #8.1 and #8.22).

Interior of the roof assembly is typically left as exposed bagged insulation. (See Figures #8.2 and #8.3).

The roof assembly of the Drysdale Centre is roof purlins with bagged insulation, clad with assumed exterior galvalume standing seam low sloped metal roof panels. Snow rakes are not present. (See Figure #8.1).

Interior of the roof assembly is typically left as exposed bagged insulation. (See Figures #8.6 and #8.7).

Roof assemblies appear to be acceptable and no roof leaks were noted by building staff.

For the roofs of the facility, roof gutters and rainwater downspouts and splash pads are not

present. This will likely create soil erosion and icicle build-up in winter. Also staff identified falling snow issues in winter as well. (See Figures #8.17, #8.20, #8.21, #8.22 and #8.26). Roof gutters, rainwater downspouts and pre-cast or cast-in-place concrete splash pads should be installed.

Exterior man doors and frames on the facility are generally new, due to recent replacement. However, they have not been painted. (See Figure #8.13, #8.16, #8.19, #8.23, #8.24, #8.25, #8.26 and #8.27). These doors and frames should be primed and painted to extend their life.

Overhead doors appear to be in acceptable condition, but regular maintenance is required. The has been allowed for in project costing. There are two overhead doors that have been retro-fitted with in-fill wall construction and a man door, for horse and rider entry and exit. (See Figures #8.36, #8.37 and #8.38). This is an inefficient and non-permanent solution. These over head doors should be removed and the openings properly adjusted to provide proper horse/rider access and egress.

.5 INTERIOR FINISHES:

The Main Entrance (See Figures #8.39) has an interior ramp that does not appear to be barrier free. If barrier free accessibility is a requirement of this facility then this ramp needs to be re-constructed for code compliance.

Public Washrooms in the Lewis Hawkes Pavilion have both functioning and in-accessible non-functioning areas, but are generally in poor condition. (See Figures #8.5, #8.40 #8.41, #8.42, #8.43, #8.44, #8.45, #8.46, #8.47, #8.48, #8.49, #850 and #8.51). A complete renovation of the washroom core is required. Finishes are failing and none of the washrooms or the access points are barrier free.

Perimeter interior concrete slab on grade of the Lewis Hawkes Pavilion appears to be in acceptable condition. (See Figures #8.52, #8.53, #8.54, #8.55 and #8.56).

Drysdale Centre riding area fencing layout and access for animals is laid out so that some of the exits are blocked. (See Figures #8.34). Fencing layout should be revised to provide access to all exit doors.

Existing non-functioning Concession is budgeted and scheduled for demolition and re-construction. (See Figures #8.8, #8.57 and #8.58). This work is not factored or costed in this report, but is noted for information.

There is very little interior finishes in the main venues of this facility; due to the intended use and the dirt floors of the riding areas, surfaces are prone to getting dusty and dirty. However the building should undergo a complete wash or wipe down on the interior surfaces of the exterior walls. To facilitate this, it is recommended that bagged insulation damage be patched repaired and then the walls cleaned. (See Figure #8.34 and #8.59).

Rider's Lounge in the Lewis Hawkes Pavilion has been recently renovated and the finishes are in good condition. (See Figure #8.60, #8.61, #8.62 and #8.63).

.6 GENERAL:

Lighting levels in the two main venues are somewhat low and the technology should be considered for upgrade to more energy efficient technology that would also require less frequent re-lamping. (See Figures #8.2, #8.3, #8.6 and #8.7).

Interior column and beam elements of the pre-engineered structure are currently primed metal. (See Figures #8.2, #8.3, #8.6 and #8.7). Consideration should be given to painting the structure white, to both facilitate cleaning and to provide more light-reflectivity to brighten the spaces.

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted, but the building mechanical systems are quite basic, due to the building use. Observed mechanical equipment appeared to be in acceptable condition (See Figures #8.64). Generally only living areas of the facility have full heating and ventilation. The large venue areas have random unit heaters and generally rely on natural ventilation and air movement fans.

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase pad mount transformer on the east side of the building (See Figures #8.19 and #8.65) and it feeds underground into the main Electrical Room. (See Figure #8.66). Secondary electrical equipment and house panels are located throughout other areas of the facility. (See Figures #8.39, #8.67, #8.68 and #8.69). All electrical equipment appears to be original, but also appears to be in acceptable condition.

9.0 DAVE BARR COMMUNITY CENTRE

.1 FACILITY HISTORY AND INFORMATION:

Dave Barr Community Centre was originally constructed in the early 1980's. The facility has undergone several renovations, expansions and upgrades over the years. More recently, the roof was replaced in 2010. The building received a mechanical ventilation and dehumidification system replacement, rink board replacement and the building was fully sprinklered in 2011. The interior pre-engineered structure was painted in 2014. Exterior sidewalks where replaced and improved in 2012.

The overall facility houses a main Arena area which has one non-regulation size ice sheet, with seating on one side of the sheet with an estimated capacity of 200 people. (See Figure #9.1). There is an Administration area and access to a City staffed and operated Daycare facility directly off the Arena Lobby. (See Figures #9.2 and #9.3). The Main Entrance is at grade with direct access to the Arena Lobby with table seating area and a central Concession. (See Figures #9.4, #9.5, #9.6 and #9.7). Also there are Public Washrooms off of the Lobby. (See Figure #9.3). The Arena has 4 regular Change Rooms accessed through the Lobby and directly off the ice area. (See Figures #9.8, #9.9 and #9.10) There are also an off-gender and referee Change Rooms, which are also accessed from the ice area. (See Figure #9.11). The facility also contains Ice Plant and Ice Re-surfacer Rooms, as well as ancillary storage and maintenance rooms.

.2 SITE:

The site has a main asphalt parking to the west or front area which is accessed from Prairie Road, (See Figures #9.12 and #9.13). Otherwise the facility site directly abuts both Prairie Road to the north and Poplar Drive to the east. South of the facility is a municipal recreation Park with surface tennis courts and baseball fields. The asphalt parking lot is shared with an adjacent municipal building to the west. The asphalt parking area and drive appear to be in acceptable condition however some low spots and ponding was noted by staff. Stall line painting and concrete barrier curbs are present creating structured parking and the current parking count is approximately 100. Parking count appears to be adequate for day to day facility operations. At peak demand the overall lot coupled with available street parking appears to be large enough for the facility users/spectator capacity.

So generally parking is accommodated for both facilities by the existing lot.

Primary asphalt maintenance access and parking is provided from the main drive aisle (See Figures #9.12, #9.14, #9.15 and #9.16). This area is in good condition with no observed issues.

There is a compacted gravel road leading to the Arena overhead door access point from the main lot at the rear, or south side of the facility (See Figures #9.17 and #9.18) with grassed areas beyond. Some required maintenance was evident in the compacted gravel area and weeding is required. Consideration should be given to paving this rear access road.

There are concrete walks, stairs and landscaped areas in the front or west side of the facility. (See Figures, #9.13, #9.19 and #9.20). These areas appear to be in good condition. Exterior grassed and treed areas are present along the entire north side (See Figure #9.21) and east side of the building. (See Figures #9.22 and #9.23). These areas appear to be in acceptable condition and have positive slope away from the building, or have positive slope to drainage swales.

The Arena Main Entrance on the west side is at parking grade and provides barrier free access to the facility. (See Figures #9.12 and #9.19).

.3 GENERAL CONSTRUCTION:

The Arena main area is a typical pre-engineered steel building with tapering steel columns supporting pre-engineered steel beams (See Figures #9.1, #9.24 and #9.25) and the structure sits on concrete foundations. Exterior walls are assumed to be steel wall purlins. Structure of projected Administration and Daycare areas appears to be load bearing concrete block walls, based on exposed interior walls and with assumed steel framed mono-sloped roof structure.

Building has concrete slabs on grade throughout which generally appear to be in good condition. The building is fully sprinklered.

.4 BUILDING ENVELOPE:

The exterior wall assemblies of the Arena are pre-finished vertical metal wall panels with assumed bagged batt insulation, typical of this style of building. (See Figures #9.17, #9.18, #9.21 and #9.22). Exterior profiled metal wall cladding has some damage (See Figure #9.26) but generally appears to be in acceptable condition, although the cladding is likely original. There appears to be an issued with graffiti in the neighborhood, (See Figures #9.23 and #9.27). Aesthetically re-painting the base cladding of the building to eliminate the graffiti touch-up would be recommended, and then an overcoat of anti-graffiti coating should be considered. Cladding repairs or localized replacement could be undertaken before the painting is done.

Exterior pre-finished vertical metal wall panels over concrete block wall assemblies of the projected Administration/Daycare Area appear to be in acceptable condition. (See Figures #9.17, #9.20 and #9.28).

The roof membrane of the facility appears to be a roll applied 2-ply SBS roofing and it was installed in approximately 2010. (See Figures #9.29 and #9.30). This roof should perform well for years to come.

Roof gutters and rainwater downspouts directing water away from the building are present and appear to be in good condition. (See Figure #9.20, #9.22 and #9.23).

Exterior doors and frames on the Arena portion of the facility are original in several locations and replacement is warranted. (See Figures #9.31, #9.32 and #9.33).

The Main entrance window, door and vestibule assembly is also original to the building and is not thermally broken. (See Figures #9.2, #9.5 and #9.19), this assembly likely performs poorly in temperature extremes and should be considered for replacement. New thermally broken Curtainwall technology is recommended.

.5 INTERIOR FINISHES:

The Main Entrance and Lobby areas of the Arena are in good condition with no major deficiencies (See Figures #9.2, #9.3, #9.4, #9.5, #9.6 and #9.7). The entrance is barrier free and the Lobby provides barrier free access to the Arena seating area and to the barrier free seating area. (See Figure #9.8, #9.34 and #9.35).

Public Washrooms off the Arena Lobby are in acceptable condition, however the washrooms are not completely barrier free. (See Figures #9.36, #9.37, #9.38 and #9.39). The Washrooms are well maintained, and finishes appear to be performing.

Arena Change Rooms , Gender Change Room and Referee Change Room (See Figures #9.40, #9.41, #9.42, #9.43, #9.44, #9.45, #9.46 and #9.47) all appear to be in acceptable condition and are being well maintained, there were no observed deficiencies.

The skate tile in the change rooms and throughout the facility is in good condition.

Arena Concession finishes appears to be in acceptable condition, and the Concession is well maintained. (See Figures #9.5, #9.6, #9.48, #9.49, #9.50, #9.51 and #9.52). Concession does not offer cooking, only counter top fair and hotdogs.

Arena seating area finishes appear to be durable and in acceptable condition. (See Figures #9.34 and #9.53).

Adjacent to the Administration area on the main floor, there is a Daycare facility which appears to perform well and appears to be in good condition. (See Figures #9.54, #9.55, #9.56, #9.57, #9.58, #9.59, #9.60 and #9.61).

On the second floor of the facility, there is a Child Care facility which also appears to perform well and appears to be in good condition. (See Figures #9.62, #9.63, #9.64, #9.65, #9.66, #9.67, #9.68, #9.69 and #9.70). The ceilings in the facility do not appear aesthetically good and some warping of the tiles was observed. Ceiling grid should be reviewed and at a minimum the tiles should be replaced. (See Figure #9.71).

.6 GENERAL:

Ice Sheet Dasher Boards appear to be in good condition and are a newer technology steel system, approximate replacement was 2011. (See Figures #9.24, #9.72, #9.73 and #9.74). The system should perform for years to come.

The Arena Ice Plant appears to be in good condition and functioning properly. (See Figures #9.75, #9.76, #9.77 and #9.78). The ice plant has undergone several upgrades in the last few years. Also the cooling tower was replaced in approximately 2011. (See Figure #9.14). With proper maintenance the ice plant should perform well.

There is a storage room adjacent to the south end of the Arena space. The wall dividing the room from the Arena venue is not fire sealed to the roof structure. (See Figures #9.79 and #9.80). This is not code compliant and should be rectified.

Lighting levels in the Main Arena area are good and the lighting technology is fairly current. (See Figures #9.1, #9.24 and #9.25).

Ice Re-surfacer Room appears to generally be in acceptable condition. Ice melt pit appears to perform and room is ample in size. (See Figure #9. 81, #9.82 and #9.83). The man door and frame from the Arena area is in poor condition and should be replaced (See Figure #9.84).

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted; however the building is serviced by rooftop and exterior air handlers. (See Figure #9.29, #9.30 and #9.85). Mechanical spaces are very well kept and the equipment is well maintained and appears to be functioning well. (See Figures #9.86, #9.87 and #9.88). Generally the mechanical infrastructure appeared in good condition, but ongoing maintenance is required.

Also the Main Arena appears to be dehumidified. (See Figures #9.89 and #9.90).

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase pad-mount transformer in the maintenance area to the northwest of the building and feeding underground into the main electrical room. (See Figures #9.14, #9.86, #9.87 and #9.91). Interior electrical equipment generally appears to be in good condition. The building house panels generally have breaker space available. The building electrical systems appear to be adequate for the facility.

10.0 COCA-COLA CENTRE

.1 FACILITY HISTORY AND INFORMATION:

The Coca-Cola Centre was originally constructed in 2003. The facility is part of a larger Community Campus and is permanently linked above and below ground to the Eastlink Centre to the south and west.

The overall facility houses two old regulation NHL ice sheets both with seating. (See Figures #10.1 and #10.2). The north western sheet (Weyerhaeuser Arena) has seating on both sides with an estimated capacity of approximately 1,700 people. (See Figure #10.3, #10.4, #10.5 and #10.6).

The south eastern sheet (The Academy Arena) has seating on one side with an estimated seating capacity of approximately 750 people. (See Figure #10.7, #10.8, #10.9 and #10.10). There is an main floor Administration/Reception area with offices. (See Figure #10.11). The Main Entrance is at grade (See Figure #10.12) with direct access to the Arena Lobby with table seating area and a central Concession. (See Figures #10.1, #10.2, #10.13, #10.14, #10.15 and #10.16). Also there are Public Washrooms off of the Lobby. (See Figure #10.17). Each Arena has 5 regular Change Rooms and one feature Change Room, accessed from the Lobby down a corridor. The change rooms then provide direct access into the ice areas. (See Figures #10.18). There are also an off-gender and referee Change Rooms, which are also accessed from the corridor and then they provide direct access to the ice area.

There is a second floor Concourse with multipurpose rooms, rentable office space and public washrooms. (See Figures #10.19, #10.20, #10.21, #10.22, #10.23 and #10.24).

There is also a third floor lounge with viewing to both ice sheets.

The facility also contains Ice Plant and Ice Re-surfacer Rooms, as well as ancillary storage and maintenance rooms.

.2 SITE:

The site has a main asphalt parking to the north east and the lot is raised above the main floor and entry. (See Figures #10.25, #10.26 and #10.27). The lot is accessed from Knowledge Way and that road circles the facility to the north and west and connects to the Eastlink parking areas. The south and west sides of the building directly abut the Eastlink Centre. The asphalt parking area and drive appear to be in good condition, although there are some observed damage and low spots requiring repair. Stall line painting and concrete barrier curbs are present creating structured parking and the current parking count is approximately 190. Parking count appears to be adequate for day to day facility operations. At peak demand the overall lot does not appear large enough for the facility users/spectator capacity.

The primary asphalt maintenance access and delivery area for both the Coca-Cola Centre and the Eastlink Centre parking is accessed from the main drive aisle (See Figures #10.28, #10.29, #10.30 and #10.31) and is directly south and east of the facility. This area is in good condition with only minor observed low spots.

There is an asphalt access road leading to the Arena overhead door access point at the front, or north side of the facility (See Figures #10.24 and #10.32), with terraced and landscaped area beside. The access and the landscaped area appear to be in good condition.

There are concrete walks and landscaped areas in the front or north side of the facility. (See Figures #10.24 and #10.33). These areas appear to be in good condition.

An exterior grassed and treed area is present along the west side (See Figure #10.34), however the trees have been planted very close to the building and could pose a building maintenance issue in the future. The grassed area appears to be in acceptable condition and has positive slope away from the building. There is an exit door on this façade that appears to have had a concrete apron added recently. (See Figure #10.35). However the excavation for this apron has not been properly back filled and this poses a safety concern for exiting. This should be rectified immediately.

The Main Entrance is at grade and provides barrier free access to the facility. (See Figures #10.12 and #10.24).

.3 GENERAL CONSTRUCTION:

The Arena main venue areas are steel engineered roof trusses, with central peak, trusses bear on steel column supports. (See Figures #10.36 and #10.37). The structure sits on concrete foundations. Exterior walls are assumed to be in-fill steel stud framed. Structure of projected front entry area and main and second floor Concourse is assumed to be steel post and beam structure with open web steel joists and steel deck with concrete topping.

Building has concrete slabs on grade throughout which generally appear to be in good condition. There is also a concrete foundation assembly creating a crawl space area under the western Arena. (See Figures #10.38, #10.39 and #10.40). The building is fully sprinklered.

.4 BUILDING ENVELOPE:

The exterior wall assemblies of the facility are generally exterior Insulation and finish System (E.I.F.S.) with assumed gypsum based sheathing. (See Figures #10.12, #10.28, #10.29, 10.30, #10.32 and #10.34). There is also a base split face concrete block veneer on the same facades, or full block veneer on remaining facades. (See Figure #10.31). The E.I.F.S has some significant deficiencies and further investigation is required. The acrylic finish is peeling or cracking in many different locations and the entire application may require complete replacement. (See Figures #10.41, #10.42, #10.43, #10.44, #10.45, #10.46 and #10.47). Also control or reveal joints in the E.I.F.S. cladding is also failing and separating in various locations. (See Figures #10.48, #10.49 and #10.50).

Exterior split face concrete block veneer areas generally appear to be in acceptable condition. However there is evidence of building movement which is propagating as cracks in the veneer. (See Figures #10.51and #10.52).

The roof membrane of the facility appears to be a roll applied 2-ply SBS roofing and is likely original to the building. (See Figures #10.53, #10.54, #10.55, #10.56, #10.57 and #10.58).

The various roof levels appear to be in good condition and should perform well for at least 10 years.

Roof drains collect water at the roof levels and appear to drain to underground lines tied to an underground storm system. Drains appear to be in good condition.

Exterior doors and frames on the facility are original, but are in acceptable conditions.

The Main entrance window, door and vestibule assemblies as well as all exterior windows are original to the building and are thermally broken pre-finished aluminum Curtainwall technology. (See Figures #10.12, #10.2, #10.25 and #10.32). Window assemblies appear in good condition with no observed deficiencies.

.5 INTERIOR FINISHES:

The Main Entrance of the Arena is in good condition with no major deficiencies (See Figures #10.16, #10.59 and #10.60). The entrance is barrier free and provides direct access to the main elevator and to a convenience stair to the second level.

Main Floor Lobby and Second Floor Concourse areas are also in good condition with no major deficiencies. One issue to note is that the main floor public corridor leading to the Public Washrooms is a dead-end corridor by Code. (See Figures #10.17 and #10.61). Although not permitted, as it is well in excess of 3m long, it is an existing built condition.

Public Washrooms off the main floor Arena Lobby are in good condition, and the washrooms are completely barrier free. (See Figures #10.62, #10.63 and #10.64). The Washrooms are well maintained, and finishes appear to be performing. Second floor washrooms are in similar condition and also completely barrier free. (See Figure #10.65, #10.66, #10.67 and #10.68).

Arena Change Rooms and Referee Change Rooms (See Figures #10.69, #10.70, #10.71, #10.72, #10.73 and #10.74) are finishes similarly and all appear to be in acceptable condition and are being well maintained, there were no observed deficiencies.

The skate tile in the change rooms and throughout the facility is in good condition.

Each Arena has a feature Change Room. (See Figures #10.75 and #10.76) and (See Figures #10.77, #10.78 and #10.79), finishes in these rooms are also in good condition, with a higher level of finish and usability for the feature teams.

Arena Concession finishes appear to be in acceptable condition, and the Concession is well maintained. (See Figures #10.13, #10.80 and #10.81). Concession is a leased space and so costs related to this space are not carried in this report.

Arena seating area finishes appear to be durable and in acceptable condition, with good circulation and entry/exit access. (See Figures #10.36, #10.82, #10.83) and (See Figures #10.84, #10.85, #10.86 and #10.87).

The Administration area on the main floor has good layout and the finishes appear to be performing well and appear to be in good condition. (See Figures #10.11, #10.88, #10.89, #10.90, #10.91and #10.92).

On the second floor of the facility, there are various multipurpose rooms and Leased spaces, all appear to perform well and appear to be in good condition. (See Figures #10.22, #10.93, #10.94 and #10.95).

Of concern, is the exiting that exists from the second floor Concourse at the northeast end. (See Figure #10.22). At the end of the Concourse there is a door that leads back into the Academy Arena, down and open corridor and to an open stair and then to the double exit door at the arena ice level, to the exterior. (See Figures #10.96 and #10.97). This route appears to exceed the code permitted 45m travel distance. Also in the open corridor, which is by code an access to exit, there is a door to a storage room. It is non-code compliant to have storage rooms accessed off of an exit. (See Figures #10.96 and #10.98). Further investigation is required.

On the third floor of the facility there is a public Lounge/Sportsbar which overlooks both Arena ice surfaces. (See Figures #10.99, #10.100 and #10.101). Bar layout and finishes are in good condition and performing well. There are two public single use washrooms at this level, both are well finished and completely barrier free. (See Figures #10.102 and #10.103). This floor level is also served by a lift that raises from the second floor Arena Seating core to the Bar level. (See Figures #10.104 and #10.105). This provides for barrier free access to the third floor. Regular public access is provided by stairs from the second floor Arena Seating area.

.6 GENERAL:

Ice Sheet Dasher Boards appear to be in good condition and are newer technology steel systems. (See Figures #10.5, #10.6, #10.106, #10.107 and #10.108). The systems should perform for years to come.

The Arena Ice Plant, which is accessed from the Academy Arena, appears to be in good condition and functioning well. (See Figures #10.109, #10.110, #10.111 and #10.112). There is also good interior/exterior access for maintenance. (See Figures #10.113 and #10.114). The ice plant is original but it appears to be well maintained. Also the cooling tower is in similar condition. (See Figure #10.114). With proper maintenance the ice plant system should perform well.

Ice-resurfacer room layout is excellent and provided good access to both sheets of ice. (See Figures #10.115, #10.116 and #10.117).

At the wall for the overhead door access into the Ice Re-surfacer Room from the Weyerhaeuser Arena, there is unusual structural stress cracking propagating in the concrete block wall. (See Figure #10.118 and #10.119). This should be reviewed structurally to ensure there isn't a larger issue.

There are locations in storage rooms and service rooms where wall penetrations have not been fire sealed. (See Figures #10.120, #10.121 and #10.122). This is not code compliant and should be rectified.

Lighting levels in the Main Arena area are good and the lighting technology is fairly current fluorescent technology. (See Figures #10.8 and #10.36).

The facility has an extensive tunnel/corridor system below ground that links the Coca-Cola Centre to the adjacent Eastlink Centre and provided dual access to mechanical and electrical infrastructure spaces. (See Figure #10.123). The walls of some of these corridors originally had backfill against them, when the Eastlink Centre was constructed the walls were excavated to allow for construction of the tunnels. As a result some walls are experiencing efflorescence and also have waterproofing partially remaining on the walls. (See Figure #10.124). These walls should be monitored and possibly moisture tested on an ongoing basis to ensure long term viability.

There is also a Workshop Space which is directly beside the Ice-resurfacer Room and accessed from the south end of the Weyerhaeuser Arena. (See Figure #10.118). Concrete block walls in this room are also showing considerable efflorescence and these walls should be monitored and possibly moisture tested on an ongoing basis to ensure long term viability. (See Figures #10.125 and #10.126).

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted; however the building is serviced by some rooftop units. (See Figure #10.54 and #10.127). Mechanical spaces are well laid out and the equipment appears well maintained and appears to be functioning as intended. (See Figures #10.128, #10.129, #10.130 and #10.131). Generally the mechanical infrastructure appeared in good condition, but ongoing maintenance is required.

Also the Main Arenas, or the air handlers that serve them, appear to be dehumidified.

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase service to the building and feeding underground into the main electrical room. (See Figure #10.132 and #10.133). Exact location of the building service could not be determined. Interior electrical equipment generally appears to be in good condition. Some of the building house panels have no breaker space available. (See Figure #10.134). The building electrical systems appear to be adequate for the facility.

11.0 EASTLINK CENTRE

.1 FACILITY HISTORY AND INFORMATION:

The Eastlink Centre was originally completed in 2011-2012. The facility is part of a larger Community Campus and is permanently linked above and below ground to the Coca-Cola Centre to the north and east.

Eastlink Centre has a primary Concourse on the main and second floors that link all venues of the facility together. (See Figures #11.1, #11.2, #11.3, #11.4, #11.5 and #11.6).

The facility has a large Aquatics venue, which contains a competitively sanctioned 25m x 50m pool with movable bulkheads. (See Figures #11.7 and #11.8), a lap pool and a flow rider board tank (See Figure #11.9), a spray park, a lazy river and a body slide and tube slide (See Figure #11.10 and #11.11). The main tank also has 1m, 3m and 5m diving (See Figure #11.11).

The aquatic venue also has 2 large Hot Tubs, Saunas, Steam Rooms and Male, Female and Family Change Rooms. The main Aquatics also has bridge access from the building Concourse which leads to a spectator seating for approximately 510 people. (See Figures #11.12 and #11.13).

The facility also contains a Fieldhouse with perimeter second floor seating for approximately 350 people. (See Figures #11.14, #11.15 and #11.16). Located above and around the perimeter of the Fieldhouse is a four lane walking/running track. (See Figures #11.17, #11.18, #11.19 and #11.20).

The facility also includes a second floor Fitness Centre (See Figures #11.21, #11.22 and #11.23), with ancillary multi-function rooms and separate change rooms.

The facility also includes several lease spaces (See Figures #11.24, #11.25, #11.26 and #11.27), a Daycare (See Figures #11.28 and #11.29) and a multipurpose/Teach Kitchen (See Figures #11.30 and #11.31).

.2 SITE:

The site has a main asphalt parking at the front entrance, to the south (See Figure #11.32) and another lot to the west of the facility. (See Figures #11.33, #11.34, #11.35 and #11.36). There is also angled parking off of the road that encircles the facility and the Campus (See Figure #11.37), the encircling road is Knowledge Way. The asphalt parking areas and roadways and accesses appear to be in good condition, with only minor deficiencies. Stall line painting and concrete barrier curbs are present creating structured parking. Parking count appears to be adequate for day to day facility operations. At peak demand the overall lots do not appear large enough for the facility users/spectator capacity.

There is a concrete paver landscaped plaza area at the front of the facility, or south side of the facility (See Figures #11.38, #11.39 and #11.40), this area is aesthetically pleasing and a good public space. However the Landscape planter has had rubber crumble installed on the

leading edge and this crumble is being scoured out by wind and thrown out by users and the general public. (See Figures #11.40 and #11.41). This crumble should be removed and the planters simply left as black dirt.

To the east of the entrance plaza is a flat grassed area constructed to facilitate all of the exit doors that discharge in this area. (See Figures #11.41, #11.42, #11.43 and #11.44). The grass in this area is generally shaded and is not growing well. Consideration should be given to hard surfacing this area, or at least the area directly adjacent to the four double doors and back out to the front parking lot. (See Figure #11.44). Further, this area and the front entry plaza/vehicle access are separated by a concrete and asphalt area that is used for garbage bins and some temporary lay down storage. (See Figure #11.41, #11.45 and #11.46). This area is unsightly, and the garbage bins block the exiting from the east side of the building. This area should be re-organized with a constructed garbage enclosure screen, relocated to permit the public to safely exit the building in this area.

There is a grassed area to the northwest that abuts the west side of the Coca-Cola Centre and it appears to be in good condition. (See Figure #11.47). The remaining exterior areas of the facility directly attach to the Coca-Cola Centre or the Gymniks Gymnastics building (See Figures #11.48 and #11.49).

.3 GENERAL CONSTRUCTION:

The facility superstructure is generally engineered steel roof trusses, bearing on two and three storey round steel columns with intermediate floor structures of open web steel joists and steel deck with concrete topping. (See Figures #11.14, #11.15, #11.50 and #11.51). The superstructure sits on concrete foundations, or in the case of the Aquatics area there is a complete cast-in-place concrete basement foundation surrounding the pool tanks. Exterior walls are assumed to be in-fill steel stud framed. Structure of other internal areas and the main and second floor Concourses are assumed to be steel posts with steel beams, open web steel joists, with steel deck and concrete topping.

Building has concrete slabs on grade throughout, except for the Aquatics area; these slabs generally appear to be in good condition. The building is fully sprinklered.

.4 BUILDING ENVELOPE:

The exterior wall assemblies of the facility are several different exterior cladding systems including architectural metal panels, brick veneer, concrete block veneer and thermally broken aluminum Curtainwall (See Figures #11.32, #11.33, #11.43, #11.46, #11.52, #11.53, #11.54, #11.55 and #11.56). There is also Exterior Insulation and Finish System (E.I.F.S.) with assumed gypsum based sheathing. (See Figures #11.32, #11.57 and #11.58). The E.I.F.S has some deficiencies with some cracking and control or reveal joints in the E.I.F.S. separating in a few locations. (See Figures #11.59 and #11.60). These locations should be repaired.

There is extensive use of Translucent Glazing assemblies, typically as clerestory glazing for both the Aquatics venue and the Fieldhouse Venue. (See Figures #11.18, #11.19, #11.20,

#11.32, #11.55, #11.56, #11.57 and #11.61). These assemblies appear to be performing well with no observed deficiencies.

The roof membrane of the facility appears to be a roll applied 2-ply SBS roofing and is only a few years old. The maintenance staff have also constructed wood framed stairs and enclosures, to protect roof access doors and to provide safe level transitions. (See Figures #11.57, #11.62, #11.63, #11.64, #11.65, #11.66, #11.67, #11.68, #11.69, #11.70 and #11.71). The various roof levels appear to be in good condition and should perform well for at least 20 years.

Roof drains collect water at the roof levels and appear to drain to underground lines tied to an underground storm system. Drains appear to be in good condition.

Exterior doors and frames on the facility are in good conditions with no observed deficiencies.

The Main facade windows, door and vestibule assemblies, as well as all exterior windows areas are like new and are thermally broken pre-finished aluminum Curtainwall technology. (See Figures #11.39, #11.43, #11.48, #11.53, #11.55, #11.56, and #11.72). Window assemblies appear in good condition with no observed deficiencies.

.5 INTERIOR FINISHES:

The Main Entrances of the facility are in good condition with no major deficiencies (See Figures #11.27, #11.73, #11.74 and #11.75). The entrances are barrier free and provide direct access to the Main Concourses which have both elevators and convenience stairs to the second level.

Main Floor and Second Floor Concourse areas, public corridors and public links to the Coca-Cola Centre are also all in good condition with no major deficiencies. (See Figures #11.1, #11.2, #11.3, #11.4 #11.5, #11.6, #11.51, #11.76. #11.77, #11.78, #11.79, #11.80, #11.81 and #11.82). These areas are also barrier free.

Public Washrooms and Change Rooms throughout the facility are in good condition, and the spaces are completely barrier free. (See Figures #11.83, #11.84, #11.85, #11.86, #11.87, #11.88, #11.89 and #11.90). The Change Rooms and the Washrooms are well maintained, and finishes appear to be performing.

Lease space areas appear to be well maintained, however as they are lease spaces, no specific review was done and no costs related to these space are carried in this report.

Fieldhouse and Aquatic seating area finishes appear to be durable and in acceptable condition, with good circulation and entry/exit access and exiting. (See Figures #11.13, #11.15, #11.16 and #11.50).

The Fieldhouse main floor finishes are in good condition and the layout provided for center divider curtains and perimeter ball control curtains. (See Figures #11.1, #11.77, #11.91, #11.92 and #11.93).

On the second floor of the facility, there is a multipurpose fitness room, all finishes appear to perform well and appear to be in good condition. (See Figures #11.94, #11.95 and #11.96).

The main facility Fitness Area is quite large and is well appointed with equipment, finishes are well chosen and are performing well with no observed deficiencies. (See Figures #11.21, #11.22, #11.23, #11.97 and #11.98). There is also a Fitness Studio with sprung hardwood floor assembly and mirrored walls. (See Figures #11.99, #11.100 and #11.101). Finishes in the space are well chosen and performing well.

The main floor racquet courts are all equipped with sprung hardwood floor assemblies and the floor and wall finishes in those areas appears to be performing well. (See Figure #11.77).

On the third floor of the facility above and around the Fieldhouse venue there is a walking/ running track, floor finish on the track appears to be a poured pulastic type product and appears to be performing well. (See Figures #11.17, #11.18, #11.19 and #11.20). The track also serves as a secondary program space for specific training and fitness.

.6 GENERAL:

The stair tower that provides existing from the west track level and the second floor Concourse has a mechanical room that is accessed from within the stairwell. Although this condition is existing and therefore assumed to have been accepted by the Code Authority, it is non-code compliant. (See Figures #11.50 and #11.102). The Code does not permit access to service spaces from within an exit. Possible rectification of this condition is not costed in this report.

Lighting levels in the main venue areas are good and the lighting technology is fairly current fluorescent technology. (See Figures #11.8 and #11.92).

There is a complete lower floor mechanical and piping basement around the Aquatics area pool tanks. This area houses the entire pool filtration system infrastructure. (See Figure #11.103, #11.104, #11.105, #11.106, #11.107, #11.108, #11.109, #11.110 and #11.111). Concrete walls and floors in this area appear to be in good condition and performing. This area also has an exterior access delivery area with overhead coiling door and automated lift. (See Figure #11.112). Entire area is well maintained. Pool filtration system was noted to be performing well, although maintenance staff did note that they occasionally are challenged with maintaining the chemical balance of the chlorine systems of the pool tanks.

Of concern is the office area that has been constructed in the basement pool systems area. (See Figures #11.113, #11.114 and #11.115). Although well constructed, raised and acoustically sealed from the mechanical space; further investigation is required as to whether having an occupied office area within a mechanical space is code compliant. Also it could not be determined whether or not the walls of this office area were constructed as rated assemblies, this should also be confirmed.

The facility has an extensive tunnel/corridor system below ground that links the Eastlink Centre to the adjacent Coca-Cola Centre and provided dual access to mechanical and electrical infrastructure spaces. These spaces were addressed in the Coca-Cola Centre narrative of this report.

Although the pool deck areas could not be accessed during the facility review due to ongoing operations, maintenance staff did note that the existing epoxy finish on the decks is not

performing as intended or expected. Further investigation is required to confirm viability and possible repair or replacement requirements. For the purposes of this report costing associated with the pool decks are not factored into the report.

.7 MECHANICAL:

A detailed engineering analysis of the existing mechanical infrastructure was not conducted; however the building is serviced generally by rooftop units. (See Figure #11.63, #11.64, #11.66, #11.67 and #11.68). There is a large interior Mechanical space that houses interior air handling equipment. (See Figures #11.116, #11.117 and #11.118). Systems appear to be well maintained and appear to be functioning as intended. Generally the mechanical infrastructure appeared in good condition, but ongoing maintenance is required.

.8 ELECTRICAL:

A detailed engineering analysis of the existing electrical infrastructure was not conducted. There is an existing 3-phase service to the building and feeding underground into the main electrical room. (See Figure #11.47). Exact location of the building service could not be determined. Interior electrical equipment generally appears to be in good condition. (See Figure #11.119). Building house panels have breaker space available. The building electrical systems appear to be adequate for the facility.

APPENDIX A

COSTING CHARTS

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: VILLAGE OF HYTHE ARENA

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Site Grading/repair	3	N/A	<5	H	NO	$20,000.00
2.2 Asphalt resurfacing, line painting	3	N/A	5-10	M	NO	$50,000.00
2.3 New Asphalt, line painting	3	N/A	>10	L	NO	$150,000.00
2.4 Exterior exit door stoops	2	N/A	<5	H	Yes	$20,000.00
					SUBTOTAL	**$240,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior walls/cladding						
4.1 Siding Replacement, sealing	3	N/A	<5	H	NO	$ 150,000.00
					SUBTOTAL	**$ 150,000.00**
Roof						
4.2 Roof replacement	2-3	N/A	<5	H	NO	$ 350,000.00
					SUBTOTAL	**$ 350,000.00**
Exterior Doors						
4.3 Maintenance and sealing	3-4	N/A	<5	H	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	5-10	M	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Flooring						
5.2 Infill sloped floor	2	N/A	<5	H	Yes	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Walls						
5.3 Patching, repairing and painting	4	N/A	5-10	M	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**

BUILDING VENUE: VILLAGE OF HYTHE ARENA

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
Walls						
5.4 Re-cladding (option)	3	N/A	5-10	M	NO	$ 150,000.00
					SUBTOTAL	**$ 150,000.00**
Ceilings						
5.5 Maintenance	4	N/A	5-10	M	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Interior Windows						
5.6 Long term maintenance	5	N/A	>10	L	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Interior Doors						
5.7 Maintenance	4	N/A	5-10	M	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
Millwork						
5.8 Maintenance	5	N/A	>10	L	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
6 GENERAL						
Fire ratings						
6.1 Sealing, rated doors	2-3	N/A	<5	H	Yes	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Ice Plant						
6.2 Overhaul	2-3	N/A	<5	H	No	$ 200,000.00
					SUBTOTAL	**$ 200,000.00**
West Seating Area						
6.3 Improve existing condition	2	N/A	<5	H	Yes	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Ice Slab						
6.4 Replacement (if requried)	3	N/A	5-10	M	No	$ 1,500,000.00
excluded from total					**SUBTOTAL**	**$ 1,500,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 75,000.00
					SUBTOTAL	**$ 75,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
					TOTAL	**$ 1,460,000.00**

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: TOWN OF BEAVERLODGE ARENA

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Site Grading/repair	3	N/A	<5	H	NO	$20,000.00
2.2 Asphalt repair, line re-painting	4	N/A	5-10	M	NO	$20,000.00
2.4 Exterior exit door stoops	2	N/A	<5	H	Yes	$40,000.00
					SUBTOTAL	**$80,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior walls/cladding						
4.1 Siding Replacement	2-3	N/A	<5	H	NO	$ 250,000.00
Concrete block painting	2-3	N/A	<5	H	NO	$ 30,000.00
					SUBTOTAL	**$ 280,000.00**
Roof						
4.2 Roof replacement	3-4	N/A	5-10	M	NO	$ 350,000.00
					SUBTOTAL	**$ 350,000.00**
Exterior Doors						
4.3 Maintenance and painting interior steps	3-4	N/A	<5	H	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	5-10	M	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Flooring						
5.2 Skate tile re-placement	2-3	N/A	<5	H	No	$ 80,000.00
					SUBTOTAL	**$ 80,000.00**
Walls						
5.3 Patching, repairing and painting	4	N/A	5-10	M	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**

BUILDING VENUE: TOWN OF BEAVERLODGE ARENA

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
Walls						
5.4 Public areas, re-painting	3	N/A	5-10	M	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Ceilings						
5.5 Maintenance	4	N/A	5-10	M	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Interior Windows						
5.6 Long term maintenance	5	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Interior Doors						
5.7 Maintenance	4	N/A	5-10	M	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
Millwork						
5.8 Maintenance	3	N/A	<5	H	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
6 GENERAL						
Piping and Fire ratings						
6.1 Fire Sealing, rusting	2-3	N/A	<5	H	Yes	$ 60,000.00
					SUBTOTAL	**$ 60,000.00**
Safety and Warning						
6.2 Signage	2	N/A	<5	H	Yes	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Dasher Boards						
6.3 Re-placement	3	N/A	5-10	M	No	$ 250,000.00
					SUBTOTAL	**$ 250,000.00**
Lighting						
6.4 Replacement	3	N/A	5-10	M	No	$ 150,000.00
					SUBTOTAL	**$ 150,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
7.2 Dehumidification	2	N/A	<5	H	NO	$ 150,000.00
					SUBTOTAL	**$ 150,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	3	N/A	5-10	M	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
					TOTAL	**$ 1,715,000.00**

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: WEMBLEY RECREATION CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Site Grading/repair	3	N/A	<5	H	NO	$10,000.00
2.2 New Asphalt, line painting	2	N/A	>10	L	NO	$200,000.00
2.3 Exterior site repairs	2	N/A	<5	H	Yes	$5,000.00
					SUBTOTAL	**$215,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior walls/cladding						
4.1 Concrete block painting	2	N/A	<5	H	NO	$ 60,000.00
					SUBTOTAL	**$ 60,000.00**
Roof						
4.2 Roof maintenance	4-5	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Exterior Doors						
4.3 Maintenance and painting	3-4	N/A	<5	H	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Exterior Downspouts/Pads						
4.4 Maintenance and repair	2-3	N/A	<5	H	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	5-10	M	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Flooring						
5.2 Replace Skate Tile	2	N/A	<5	H	NO	$ 60,000.00
					SUBTOTAL	**$ 60,000.00**
Walls						
5.3 Patching, repairing and painting	3	N/A	5-10	M	NO	$ 75,000.00
					SUBTOTAL	**$ 75,000.00**

BUILDING VENUE: WEMBLEY RECREATION CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
Ceilings						
5.4 Maintenance	4	N/A	5-10	M	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Interior Windows						
5.5 Long term maintenance	5	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Interior Doors						
5.6 Maintenance	4	N/A	5-10	M	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Millwork						
5.7 Maintenance	5	N/A	>10	L	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Hoods Fire Suppression						
5.8 Adding Fire Suppression	2	N/A	<5	H	Yes	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
6 GENERAL						
Ice Resurfacer Fire ratings						
6.1 Sealing, rated doors	2-3	N/A	<5	H	Yes	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Ice Plant						
6.2 Overhaul	3	N/A	5-10	M	No	$ 300,000.00
					SUBTOTAL	**$ 300,000.00**
Infill Concrete Slab-on-Grade						
6.3 Add slab to west side	2	N/A	5-10	M	No	$ 75,000.00
					SUBTOTAL	**$ 75,000.00**
Arena Beam Painting						
6.4 Paint structure	3	N/A	5-10	M	No	$ 60,000.00
					SUBTOTAL	**$ 60,000.00**
Hall Storage Room Ratings						
6.5 Fire sealing, taping	2	N/A	<5	H	Yes	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Dehumidifcation						
7.2 Add unit(s)	2	N/A	<5	H	NO	$ 150,000.00
					SUBTOTAL	**$ 150,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 60,000.00
					SUBTOTAL	**$ 60,000.00**
					TOTAL	**$ 1,340,000.00**

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: SEXSMITH ARENA

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Site Grading/repair	3	N/A	<5	H	NO	$15,000.00
2.2 New Asphalt	2	N/A	5-10	M	NO	$100,000.00
2.3 Exterior site aprons	3	N/A	5-10	M	NO	$25,000.00
					SUBTOTAL	**$140,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior walls/cladding						
4.1 Exterior re-painting	3	N/A	<5	H	NO	$ 150,000.00
					SUBTOTAL	**$ 150,000.00**
4.2 Concrete block repair/painting	2	N/A	<5	H	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Roof						
4.3 Roof replacement	3	N/A	5-10	M	NO	$ 300,000.00
					SUBTOTAL	**$ 300,000.00**
Exterior Doors						
4.4 Replacement, painting, maintain	3-4	N/A	<5	H	NO	$ 40,000.00
					SUBTOTAL	**$ 40,000.00**
Exterior Downspouts/Pads						
4.5 Addition after building re-roofing	2	N/A	5-10	M	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	5-10	M	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Flooring						
5.2 Replace Skate Tile	2	N/A	<5	H	NO	$ 75,000.00

BUILDING VENUE: SEXSMITH ARENA

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
Walls						
5.3 Patching, repairing and painting	3	N/A	5-10	M	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Ceilings						
5.4 Maintenance	4	N/A	5-10	M	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Interior Windows						
5.5 Long term maintenance	5	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Interior Doors						
5.6 Maintenance, replacement	3	N/A	5-10	M	NO	$ 60,000.00
					SUBTOTAL	**$ 60,000.00**
5.7 Concession, Washrooms, Misc.	3	N/A	<5	H	NO	$ 75,000.00
					SUBTOTAL	**$ 75,000.00**
Seating Area						
5.8 Painting, finishes	3	N/A	5-10	M	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
6 GENERAL						
Feature Change Rooms						
6.1 Demolition and Addition	2	N/A	<5	H	Yes	$ 1,750,000.00
					SUBTOTAL	**$ 1,750,000.00**
Ice Resurfacer Fire ratings						
6.2 Sealing, rated doors	2-3	N/A	<5	H	Yes	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Ice Plant						
6.3 Overhaul	3	N/A	5-10	M	No	$ 300,000.00
					SUBTOTAL	**$ 300,000.00**
Storage						
6.4 Addition	2	N/A	<5	H	Yes	$ 500,000.00
					SUBTOTAL	**$ 500,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 75,000.00
					SUBTOTAL	**$ 75,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 100,000.00
					SUBTOTAL	**$ 100,000.00**
					TOTAL	**$ 3,850,000.00**

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: CROSSLINK COUNTY SPORTSPLEX

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Asphalt maintenanace	6	N/A	>10	L	NO	$20,000.00
2.2 Signage/line paint maintenance	6	N/A	>10	L	NO	$5,000.00
2.3 Site landscape maintenance	5	N/A	>10	L	NO	$30,000.00
					SUBTOTAL	**$55,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior walls/cladding						
4.1 Maintenance and cleaning	5	N/A	>10	L	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Roof						
4.2 Roof maintenance	5-6	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Exterior Doors						
4.3 Maintenance	5	N/A	>10	L	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Exterior Downspouts/Pads						
4.4 Maintenance	5-6	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	>10	L	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Walls						
5.2 Storage room, patching/painting	6	N/A	>10	L	NO	$ 35,000.00
					SUBTOTAL	**$ 35,000.00**
Ceilings						
5.3 Maintenance	6	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**

BUILDING VENUE: CROSSLINK COUNTY SPORTSPLEX

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
Interior Windows						
5.4 Long term maintenance	6	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Interior Doors						
5.5 Maintenance	5	N/A	>10	L	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Millwork						
5.6 Maintenance	5-6	N/A	>10	L	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
6 GENERAL						
Ice Resurfacer Room						
6.1 Protection enclosure	4-5	N/A	<5	H	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Ice Plant						
6.2 Maintenance	6	N/A	>10	L	No	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Yoga Studio						
6.3 Wall rating/construction	2	N/A	<5	H	Yes	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	6	N/A	>10	L	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	6	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
					TOTAL	**$ 320,000.00**

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: LEWIS HAWKES PAVILION AND DRYSDALE CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Site Grading/repair	4	N/A	5-10	M	NO	$25,000.00
2.2 New Asphalt and barriers	2	N/A	<5	H	NO	$125,000.00
2.3 Exterior site door aprons	3	N/A	<5	H	NO	$75,000.00
					SUBTOTAL	**$225,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior walls/cladding						
4.1 Exterior re-cladding	2-3	N/A	<5	H	NO	$ 500,000.00
					SUBTOTAL	**$ 500,000.00**
4.2 Concrete block repair/painting	2	N/A	<5	H	NO	$ 75,000.00
					SUBTOTAL	**$ 75,000.00**
Roof						
4.3 Roof maintenance	4	N/A	>10	L	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Exterior Doors						
4.4 Painting, maintain	3-4	N/A	<5	H	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Exterior Downspouts/Pads						
4.5 Add to building	2	N/A	<5	H	NO	$ 60,000.00
					SUBTOTAL	**$ 60,000.00**
Overhead door in-fills						
4.5 Correct/reconstruct	2-3	N/A	<5	H	NO	$ 40,000.00
					SUBTOTAL	**$ 40,000.00**

BUILDING VENUE: LEWIS HAWKES PAVILION AND DRYSDALE CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Ramps and exits						
5.2 Re-construct ram[s	2	N/A	<5	H	Yes	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Walls						
5.3 Bag insulation repair, cleaning	3	N/A	<5	H	NO	$ 80,000.00
					SUBTOTAL	**$ 80,000.00**
Ceilings						
5.4 Maintenance	4	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Drysdale fencing						
5.5 re-configure	2	N/A	<5	H	Yes	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Interior Doors						
5.6 Maintenance, replacement	3	N/A	5-10	M	NO	$ 40,000.00
					SUBTOTAL	**$ 40,000.00**
Washrooms						
5.7 Re-construction	2	N/A	<5	H	Yes	$ 150,000.00
					SUBTOTAL	**$ 150,000.00**
6 GENERAL						
Lighting						
6.1 Re-placement and addition	3	N/A	5-10	M	NO	$ 150,000.00
					SUBTOTAL	**$ 150,000.00**
Structure painting						
6.2 Painting	3	N/A	5-10	M	NO	$ 100,000.00
					SUBTOTAL	**$ 100,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	3-4	N/A	5-10	M	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
					TOTAL	**$ 1,650,000.00**

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: DAVE BARR COMMUNITY CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Site repair general	4	N/A	5-10	M	NO	$15,000.00
2.2 Asphalt repair, line painting	3-4	N/A	<5	H	NO	$20,000.00
2.3 Access road paving	3	N/A	5-10	M	NO	$30,000.00
					SUBTOTAL	**$65,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior walls/cladding						
4.1 Exterior cladding repair/painting	3	N/A	<5	H	NO	$ 75,000.00
					SUBTOTAL	**$ 75,000.00**
Roof						
4.2 Roof maintenance	4-5	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Exterior Doors						
4.3 Maintenance	3-4	N/A	5-10	M	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Exterior Doors/Frames						
4.4 Replacement	2-3	N/A	<5	H	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
Entry Windows & Doors						
4.5 Replacement	2-3	N/A	<5	H	NO	$ 75,000.00
					SUBTOTAL	**$ 75,000.00**

BUILDING VENUE: DAVE BARR COMMUNITY CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	5-10	M	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Walls						
5.2 Patching, repairing and painting	3	N/A	5-10	M	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Ceilings						
5.3 Maintenance/replacement	3	N/A	<5	H	NO	$ 35,000.00
					SUBTOTAL	**$ 35,000.00**
Interior Windows						
5.4 Long term maintenance	5	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Interior Doors						
5.5 Maintenance/Replacement	3-4	N/A	<5	H	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
Millwork						
5.6 Maintenance	5	N/A	>10	L	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
6 GENERAL						
6.1 **Ice Resurfacer Room**						
Maintenance	4	N/A	5-10	M	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
6.2 **Ice Plant**						
Maintenance	4	N/A	5-10	M	No	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Storage Room Ratings						
6.3 Fire sealing, packing	2	N/A	<5	H	Yes	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	4	N/A	5-10	M	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
					TOTAL	**$ 540,000.00**

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: COCA-COLA CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Asphalt maintenanace	4	N/A	>10	L	NO	$25,000.00
2.2 Line paint maintenance	4	N/A	>10	L	NO	$5,000.00
2.3 Landscape repair/maintenance	4	N/A	>10	L	NO	$10,000.00
					SUBTOTAL	**$40,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior E.I.F.S. cladding						
4.1 Replacement/Re-coating	3	N/A	<5	H	NO	$ 500,000.00
					SUBTOTAL	**$ 500,000.00**
Roof						
4.2 Roof maintenance	5-6	N/A	>10	L	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Exterior Doors						
4.3 Maintenance	5	N/A	>10	L	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	5-10	M	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Walls						
5.2 Patching/painting	6	N/A	5-10	M	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Ceilings						
5.3 Maintenance	6	N/A	>10	L	NO	$ 5,000.00
					SUBTOTAL	**$ 5,000.00**
Interior Windows						

BUILDING VENUE: COCA-COLA CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
Interior Windows						
5.4 Long term maintenance	6	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
Interior Doors						
5.5 Maintenance	5	N/A	5-10	M	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Millwork						
5.6 Maintenance	5-6	N/A	>10	L	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
6 GENERAL						
Structural Crack						
6.1 Review and repair	2	N/A	<5	H	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Wall Repair/Monitoring						
6.2 Review and repair	3	N/A	<5	H	No	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Fire Sealing						
6.3 Repair and sealing	2	N/A	<5	H	Yes	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	6	N/A	5-10	M	NO	$ 35,000.00
					SUBTOTAL	**$ 35,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	6	N/A	>10	L	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
					TOTAL	**$ 785,000.00**

PROJECT NAME: GRANDE PRAIRIE FACILITIES ANALYSIS

CHART RATING DEFINITIONS:

Existing Facility Analysis

(1) Critical: Unsafe, high risk of injury or critical system failure.

(2) Poor: Does not meet requirements, has significant deficiencies. May have high operating / maintenance costs.

(3) Marginal: Meets minimum requirements, has significant deficiencies. May have above average operating maintenance costs.

(4) Acceptable: Meets present requirements, minor deficiencies. Average operating / maintenance costs.

(5) Good: Meets all present requirements. No deficiencies noted.

(6) Excellent: As new / state-of-the-art, meets present and foreseeable requirements.

(FI) Requires further investigation

(N/A) Not applicable

(CU) Currently being upgraded

Life Expectancy: Less than 5 years for replacement (<5); 5 to 10 years (5-10); greater than 10 years (>10)

Priority: High (H); Medium (M); Low (L)

Future Expansion: Can be expanded (Yes); No capacity for expansion (No)

Life / Safety Code Infringement: Meets code (No); Does not meet code or endangers life (Yes)

Building Planning Strategies

(a) Location Strategy: Is the building located strategically to capture market.

(b) Reinvestment Strategy: Minor upgrades to the building required to maintain facility.

(c) Revitalize Strategy: Renovations and additions that are required to meet current standards for facilities.

(d) Build New Strategy: Due to the current facility conditions, recommendation is to rebuild facility.

BUILDING VENUE: EASTLINK CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
2 SITE						
2.1 Asphalt maintenanace	5	N/A	>10	L	NO	$15,000.00
2.2 Signage/line paint maintenance	6	N/A	>10	L	NO	$5,000.00
2.3 Site landscape maintenance	5	N/A	5-10	M	NO	$10,000.00
2.4 Garbage area and hardsurface	3	N/A	<5	H	NO	$100,000.00
					SUBTOTAL	**$130,000.00**
4 BUILDING ENVELOPE AND SUPERSTRUCTURE						
Exterior walls/cladding						
4.1 Maintenance/cleaning/repair	4-5	N/A	<5	H	NO	$ 20,000.00
					SUBTOTAL	**$ 20,000.00**
Roof						
4.2 Roof maintenance	5-6	N/A	>10	L	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Exterior Doors						
4.3 Maintenance	5	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
5 BUILDING INTERIOR						
Flooring General						
5.1 Flooring maintenance	5	N/A	>10	L	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Walls						
5.2 Patching/painting	6	N/A	>10	L	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Ceilings						
5.3 Maintenance	6	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**

BUILDING VENUE: EASTLINK CENTRE

ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL / CIVIL

Component Reference (Corresponds to report text numbering)	Rating (1-6)	FI FI	Life Expectancy (<5, 5-10, >10)	Priority (H, M, L)	Life Safety Code Infringe- No / Yes	Cost to Upgrade (+/- $5,000)
Interior Windows						
5.4 Long term maintenance	6	N/A	>10	L	NO	$ 15,000.00
					SUBTOTAL	**$ 15,000.00**
Interior Doors						
5.5 Maintenance	5	N/A	>10	L	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
Millwork						
5.6 Maintenance	5-6	N/A	>10	L	NO	$ 10,000.00
					SUBTOTAL	**$ 10,000.00**
6 GENERAL						
General Maintenance						
6.1 Repair and maintenance	4-5	N/A	5-10	M	NO	$ 30,000.00
					SUBTOTAL	**$ 30,000.00**
7 MECHANICAL						
General Mechanical						
7.1 Maintenance, repair	6	N/A	>10	L	NO	$ 50,000.00
					SUBTOTAL	**$ 50,000.00**
8 ELECTRICAL						
General Electrical						
8.1 Maintenance, repair	6	N/A	>10	L	NO	$ 25,000.00
					SUBTOTAL	**$ 25,000.00**
					TOTAL	**$ 370,000.00**

APPENDIX B

PHOTOGRAPHS

3.0 HYTHE ARENA PHOTOS


Rythe & District
Memorial Arena
09/23/2015

FIG #3.1


Rythe & District
Memorial Arena
09/23/2015

FIG #3.2

FIG #3.3

FIG #3.4

FIG #3.5

FIG #3.6

FIG #3.7

FIG #3.8

FIG #3.9

FIG #3.10

FIG #3.11

FIG #3.12

FIG #3.13

FIG #3.14

FIG #3.15

FIG #3.16

FIG #3.17

FIG #3.18

FIG #3.19

FIG #3.20

FIG #3.21

FIG #3.22

FIG #3.23

FIG #3.24

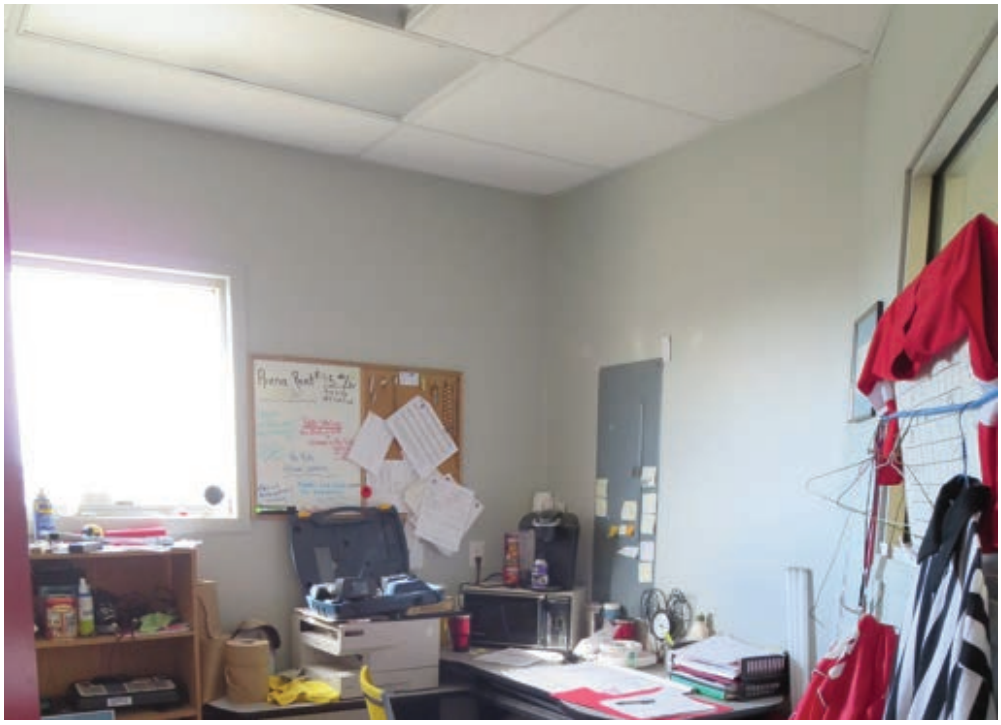

FIG #3.25

FIG #3.26

FIG #3.27

FIG #3.28

FIG #3.29

FIG #3.30

FIG #3.31

FIG #3.32

FIG #3.33

FIG #3.34

FIG #3.35

FIG #3.36

FIG #3.37

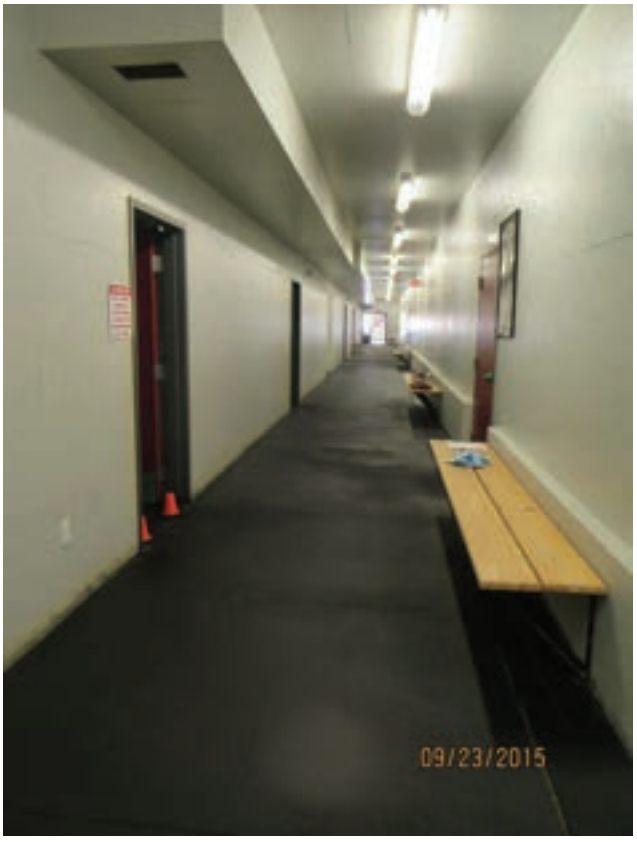

FIG #3.38

FIG #3.39

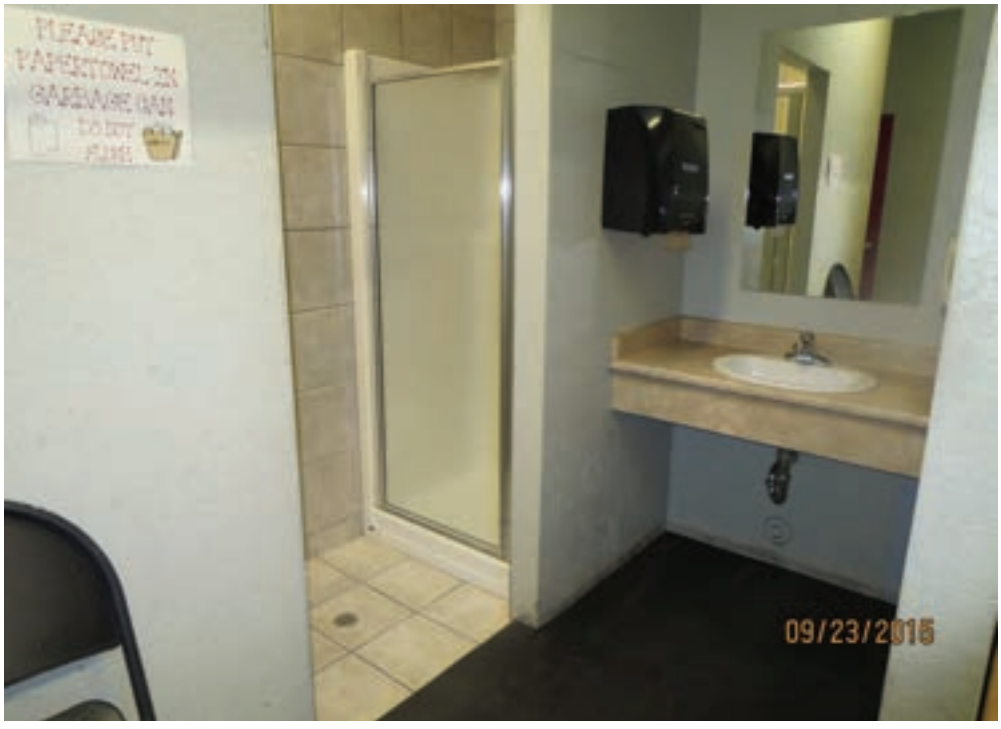

FIG #3.40

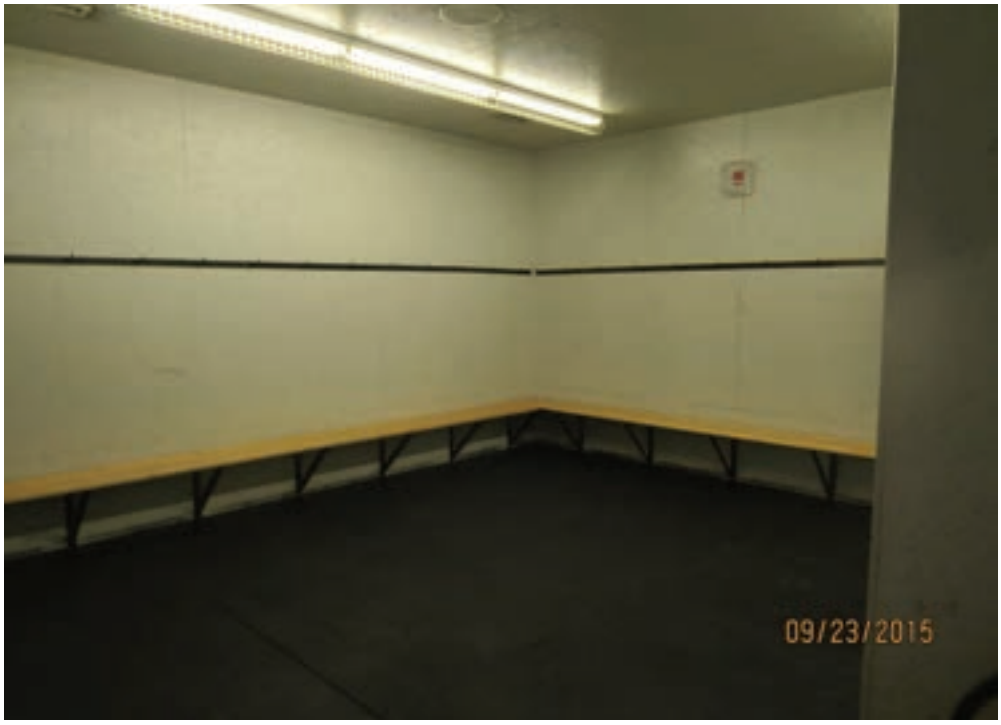

FIG #3.41

FIG #3.42

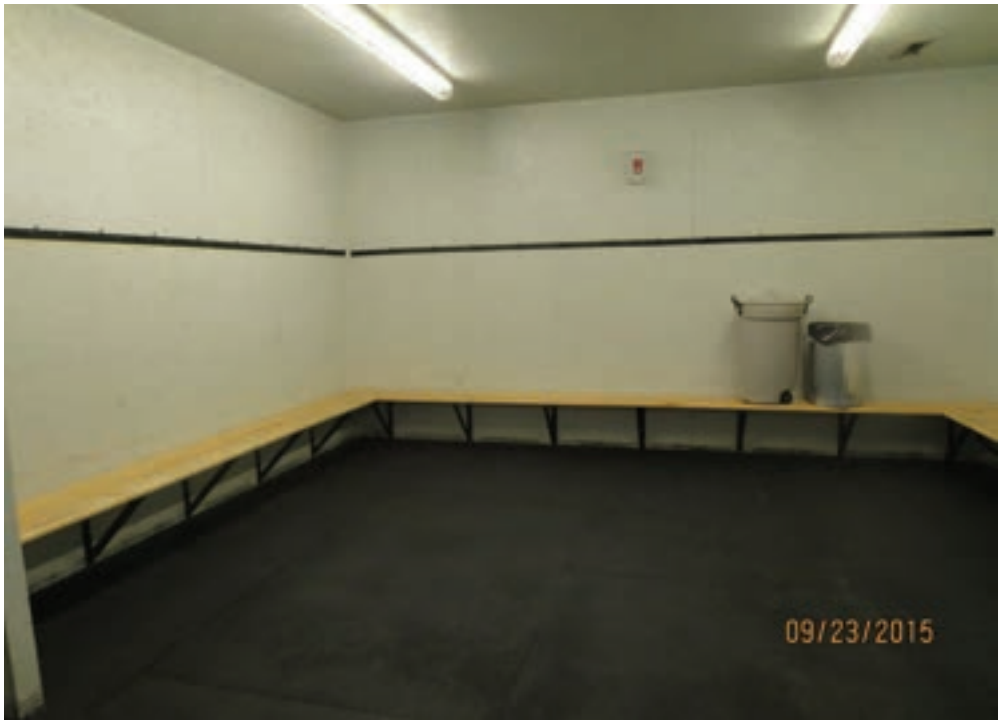

FIG #3.43

FIG #3.44

FIG #3.45

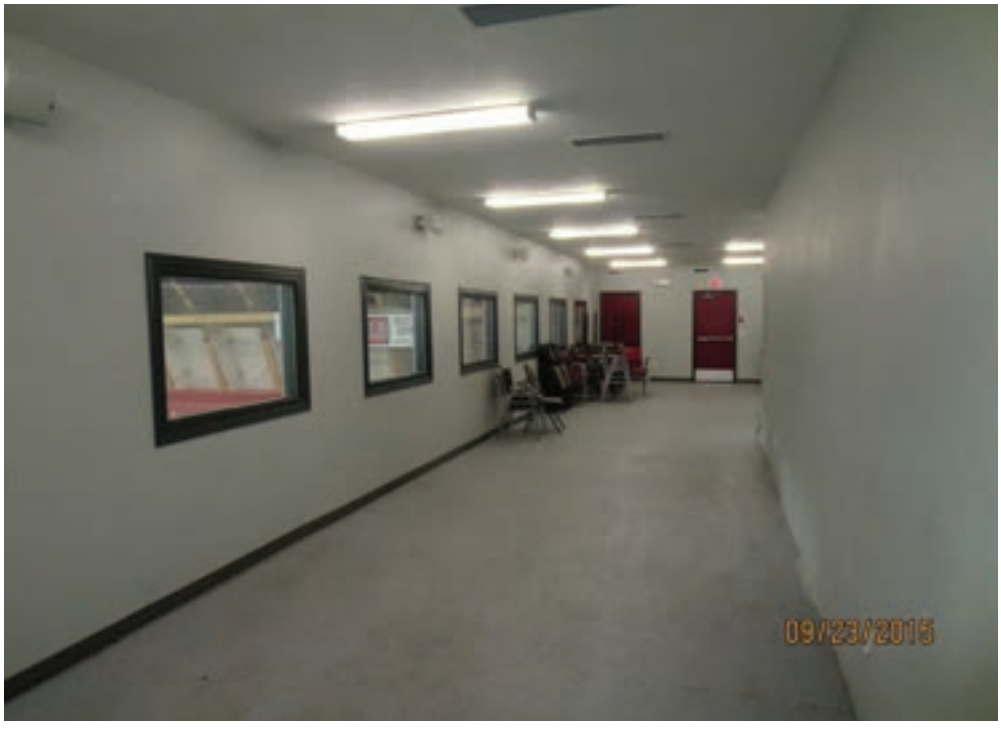

FIG #3.46

FIG #3.47

FIG #3.48

FIG #3.49

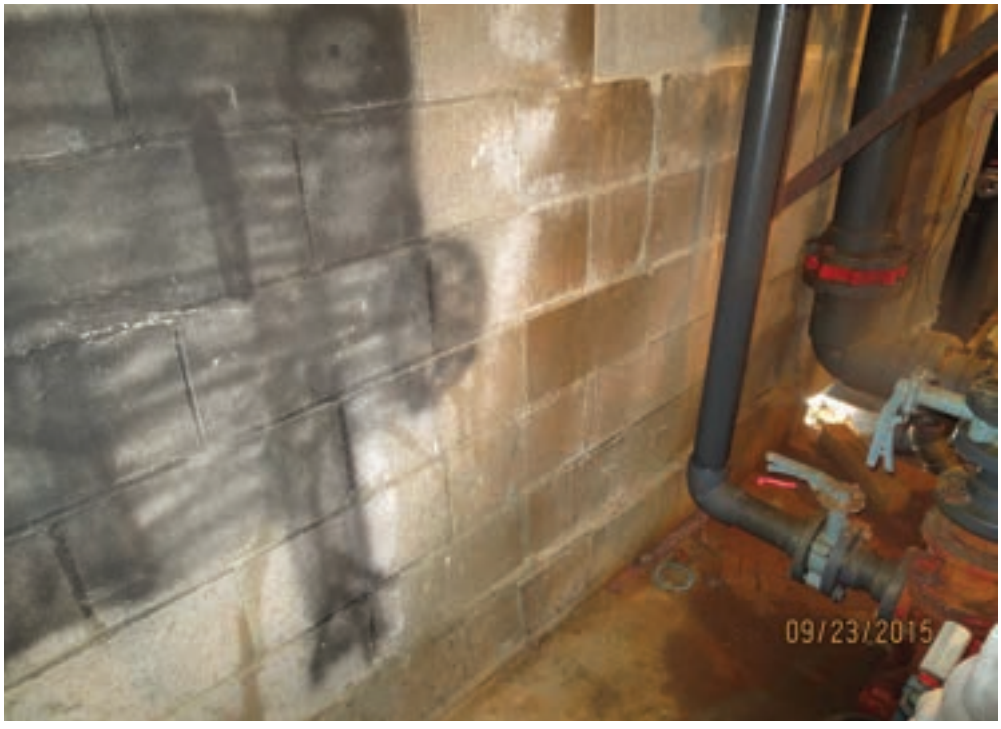

FIG #3.50

FIG #3.51

FIG #3.52

FIG #3.53

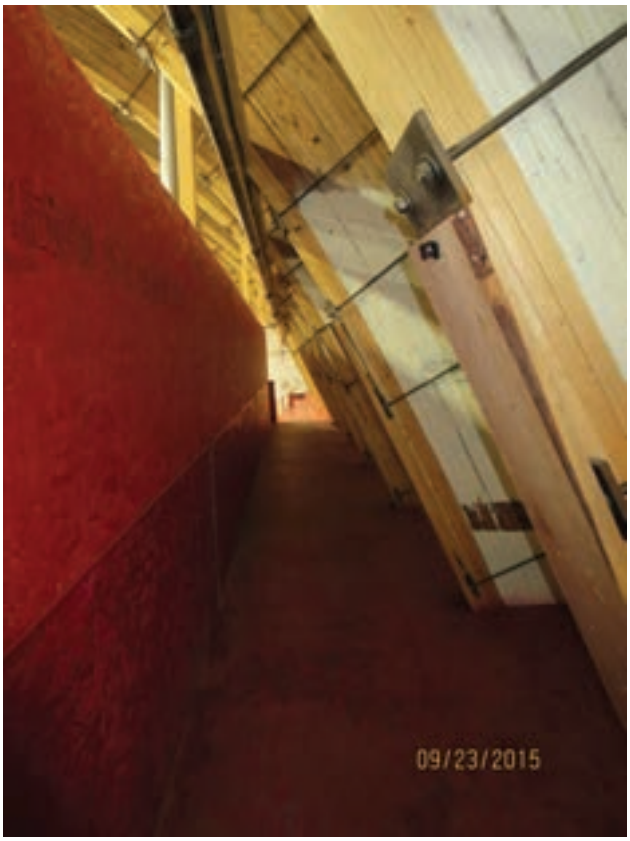

FIG #3.54

FIG #3.55

FIG #3.56

FIG #3.57

FIG #3.58

FIG #3.59

FIG #3.60

4.0 BEAVER LODGE ARENA PHOTOS

FIG #4.1

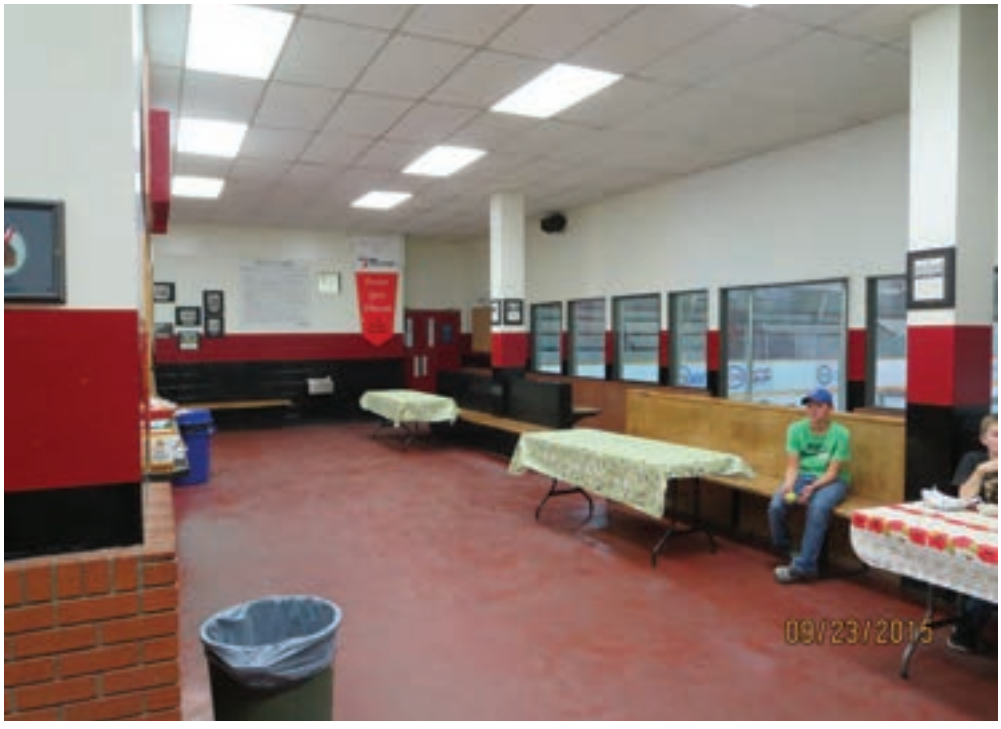

FIG #4.2

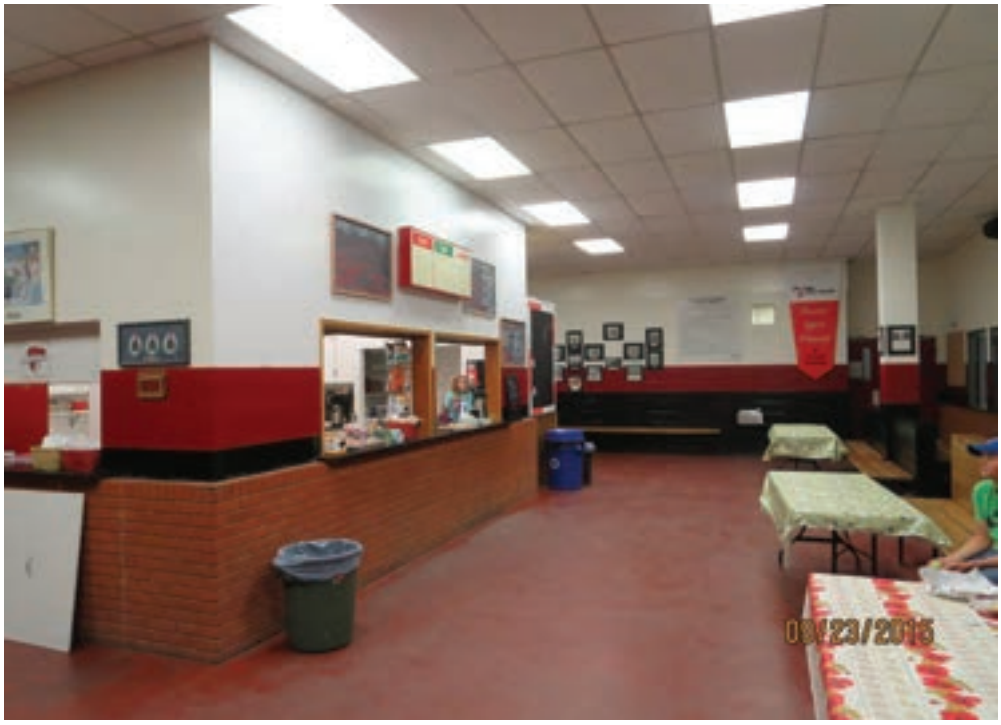

FIG #4.3

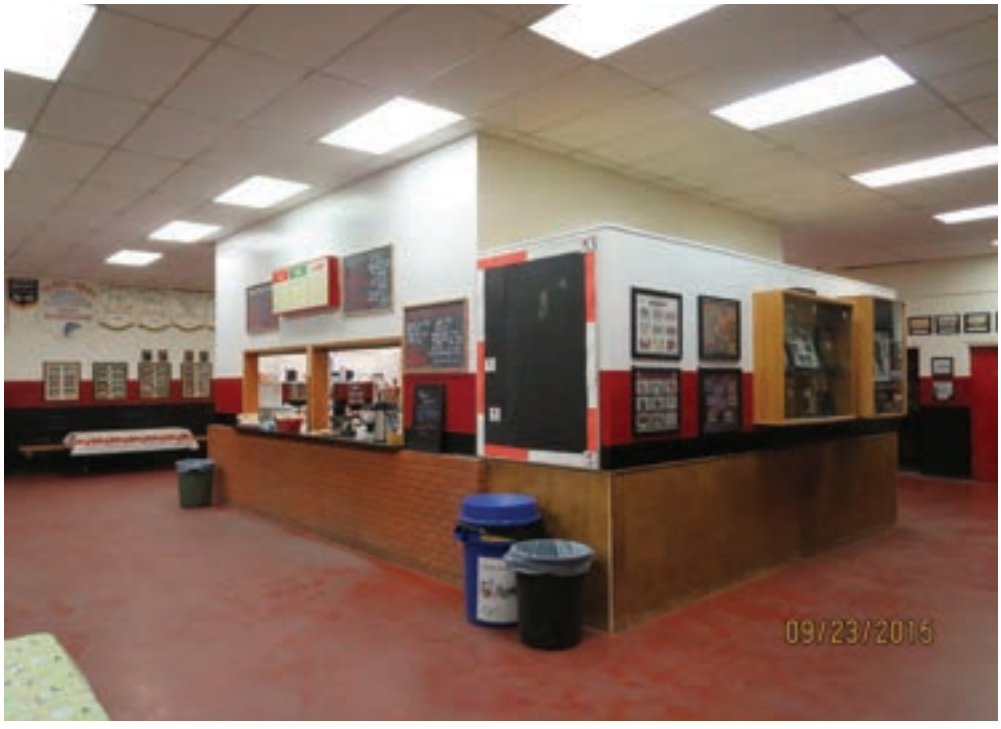

FIG #4.4

FIG #4.5

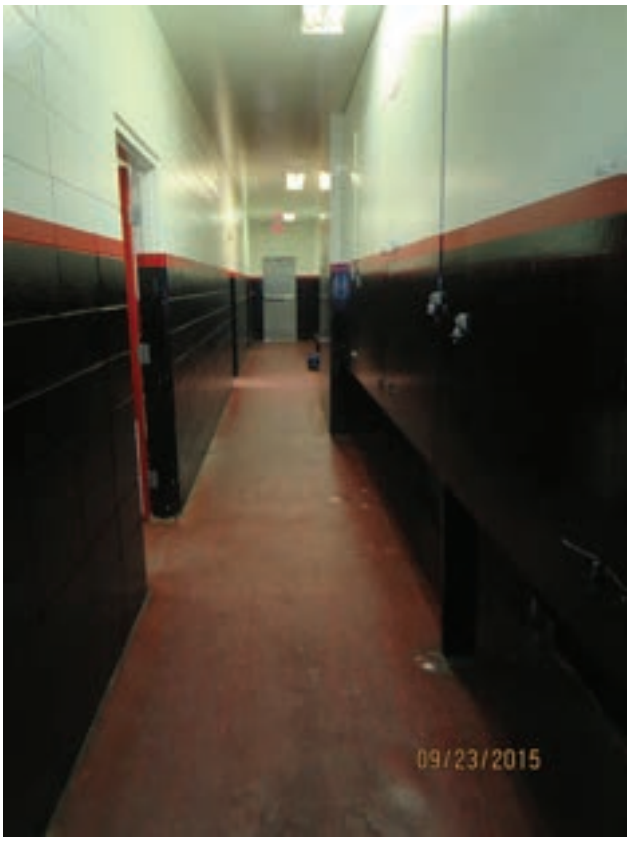

FIG #4.6

FIG #4.7

FIG #4.8

FIG #4.9

FIG #4.10

FIG #4.11

FIG #4.12

FIG #4.13

FIG #4.14

FIG #4.15

FIG #4.16

FIG #4.17

FIG #4.18

FIG #4.19

FIG #4.20

FIG #4.21

FIG #4.22

FIG #4.23

FIG #4.24

FIG #4.25

FIG #4.26

FIG #4.27

FIG #4.28

FIG #4.29

FIG #4.30

FIG #4.31

FIG #4.32

FIG #4.33

FIG #4.34

FIG #4.35

FIG #4.36

FIG #4.37

FIG #4.38

FIG #4.39

FIG #4.40

FIG #4.41

FIG #4.42

FIG #4.43

FIG #4.44

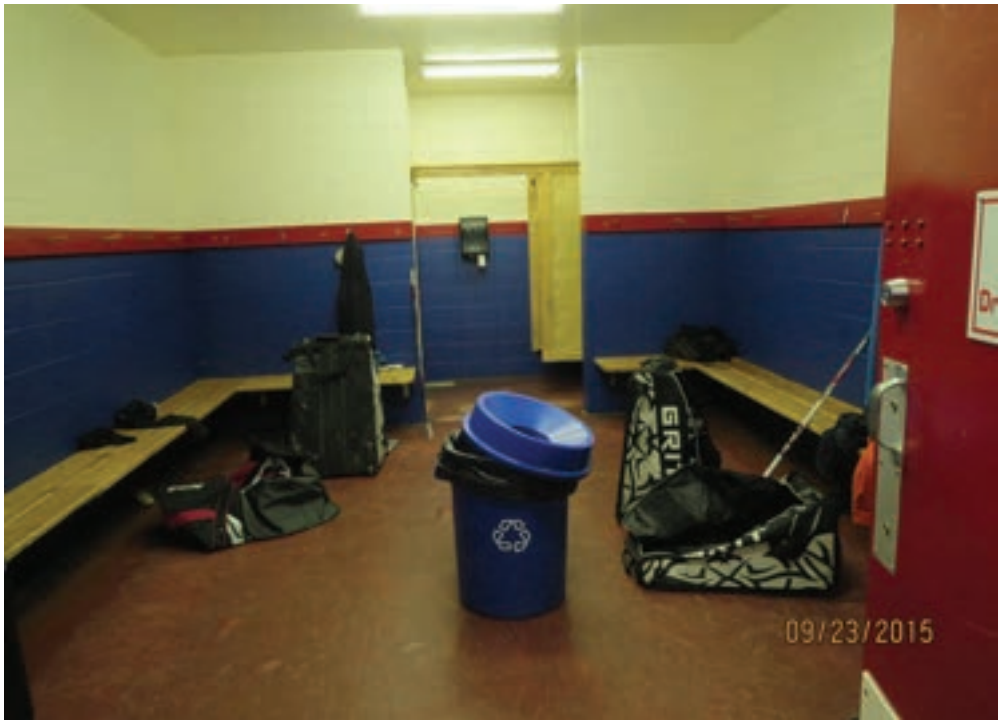

FIG #4.45

FIG #4.46

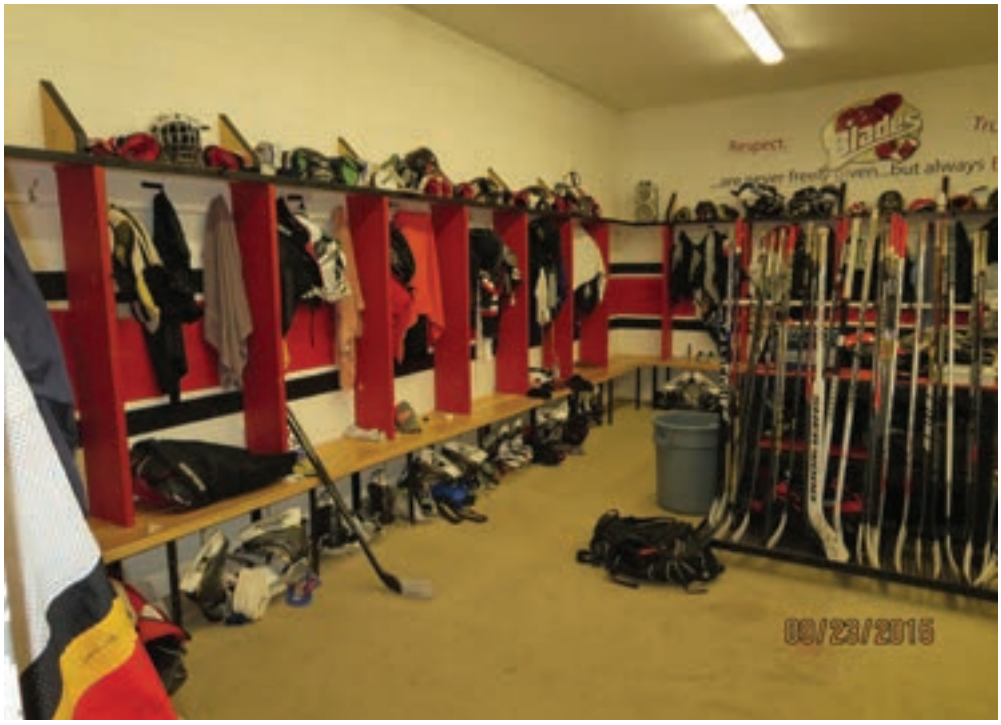

FIG #4.47

FIG #4.48

FIG #4.49

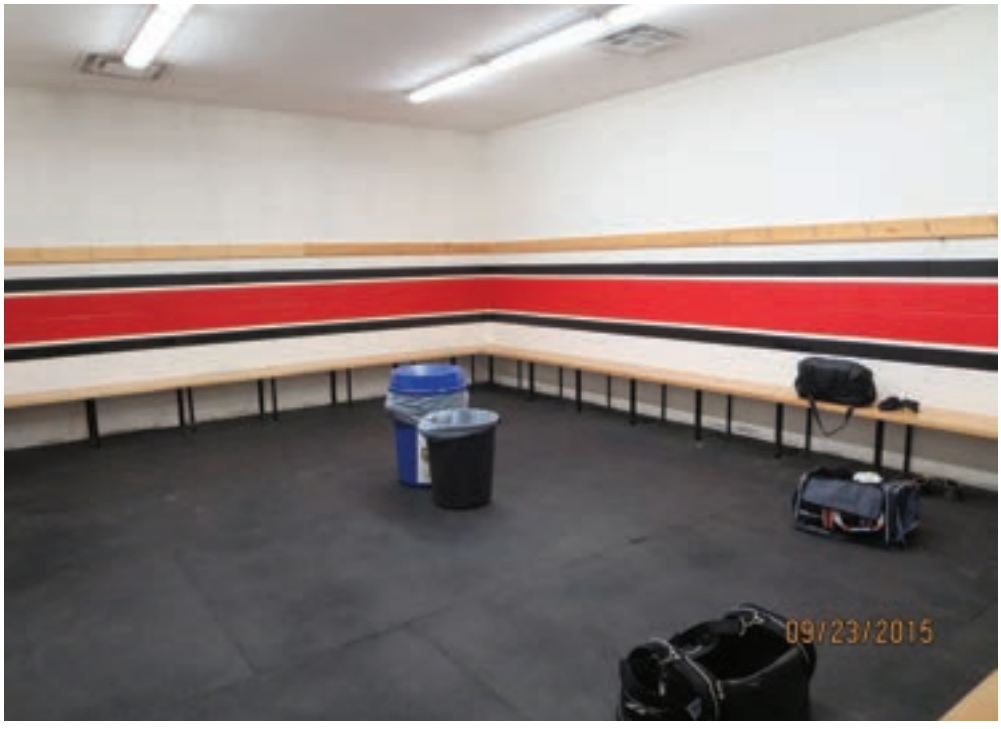

FIG #4.50

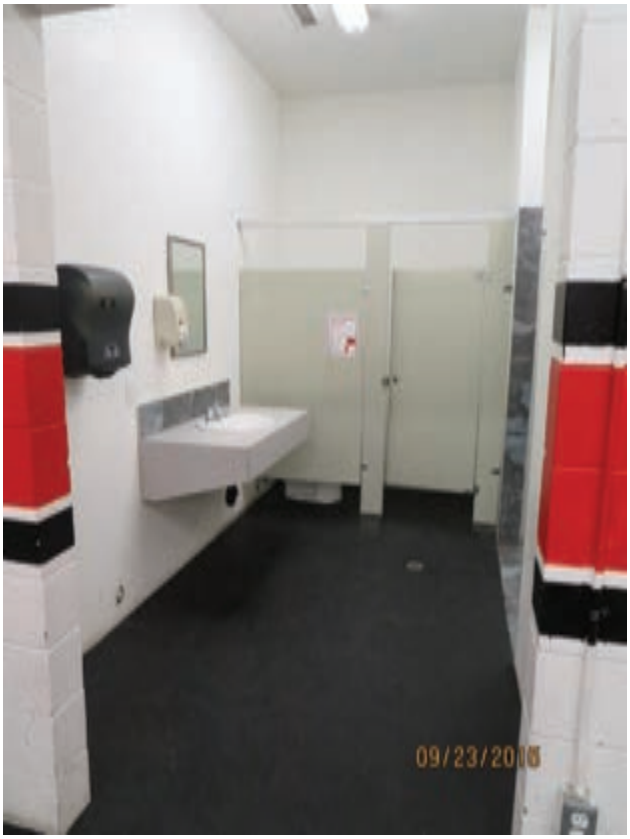

FIG #4.51

FIG #4.52

FIG #4.53

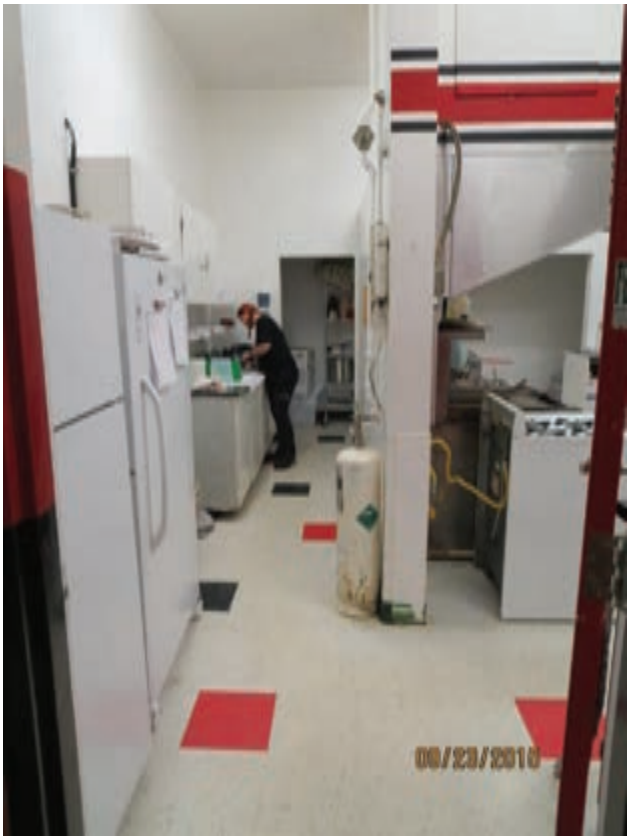

FIG #4.54

FIG #4.55

FIG #4.56

FIG #4.57

FIG #4.58

FIG #4.59

FIG #4.60

FIG #4.61

FIG #4.62

FIG #4.63

FIG #4.64

FIG #4.65

FIG #4.66

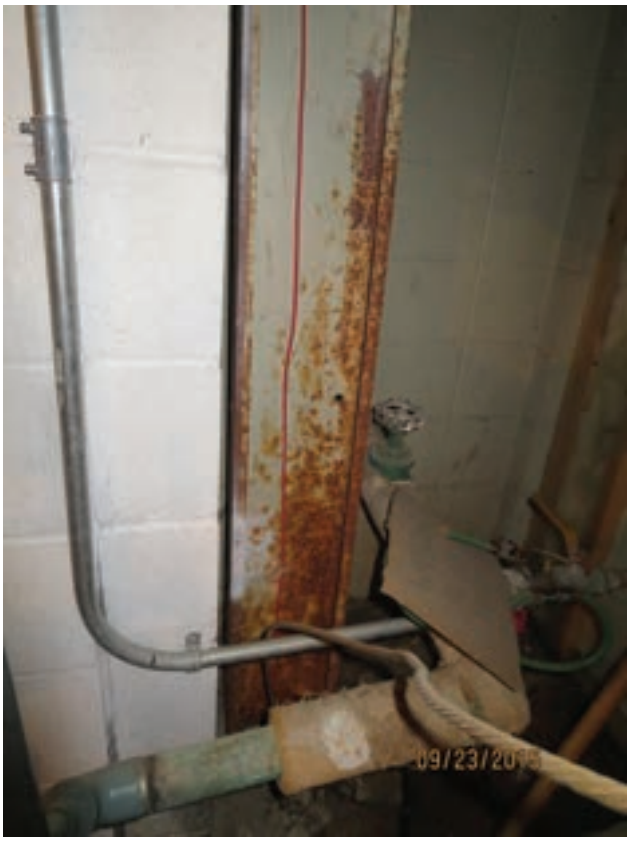

FIG #4.67

FIG #4.68

FIG #4.69

FIG #4.70

FIG #4.71

FIG #4.72

FIG #4.73

FIG #4.74

FIG #4.75

FIG #4.76

FIG #4.77

FIG #4.78

FIG #4.79

FIG #4.80

5.0 WEMBLEY RECREATION CENTRE PHOTOS

FIG #5.1

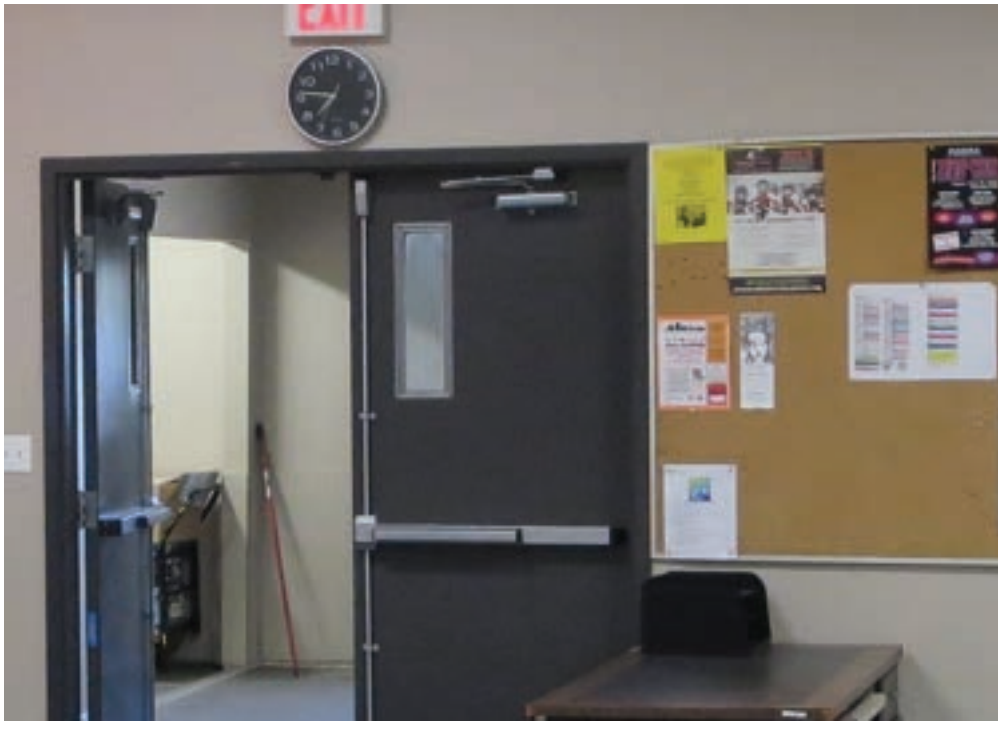

FIG #5.2

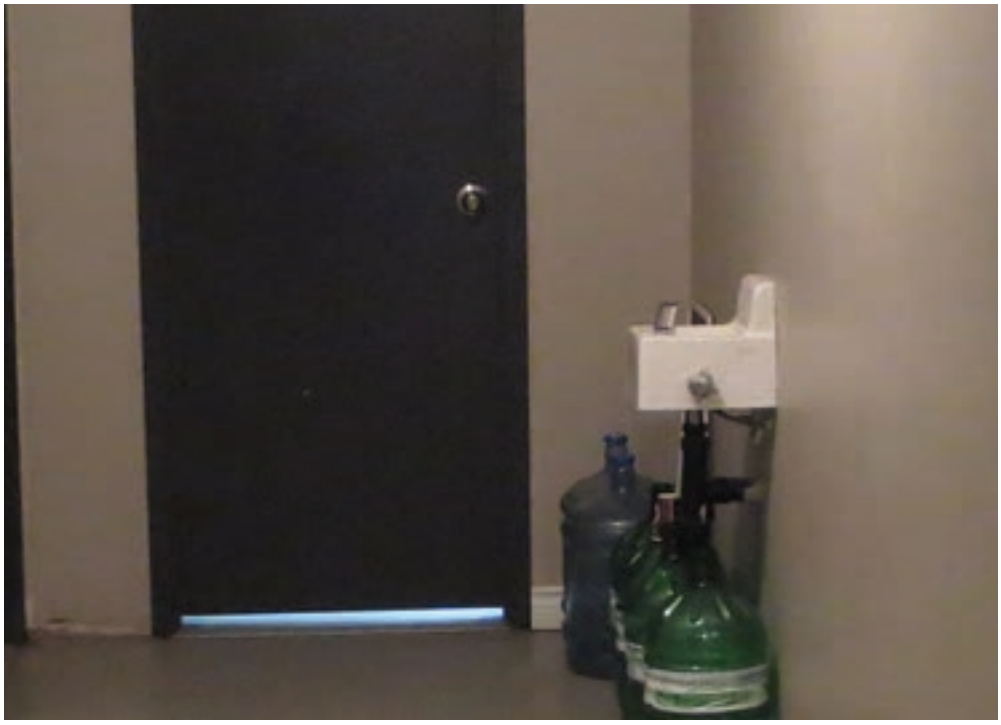

FIG #5.3

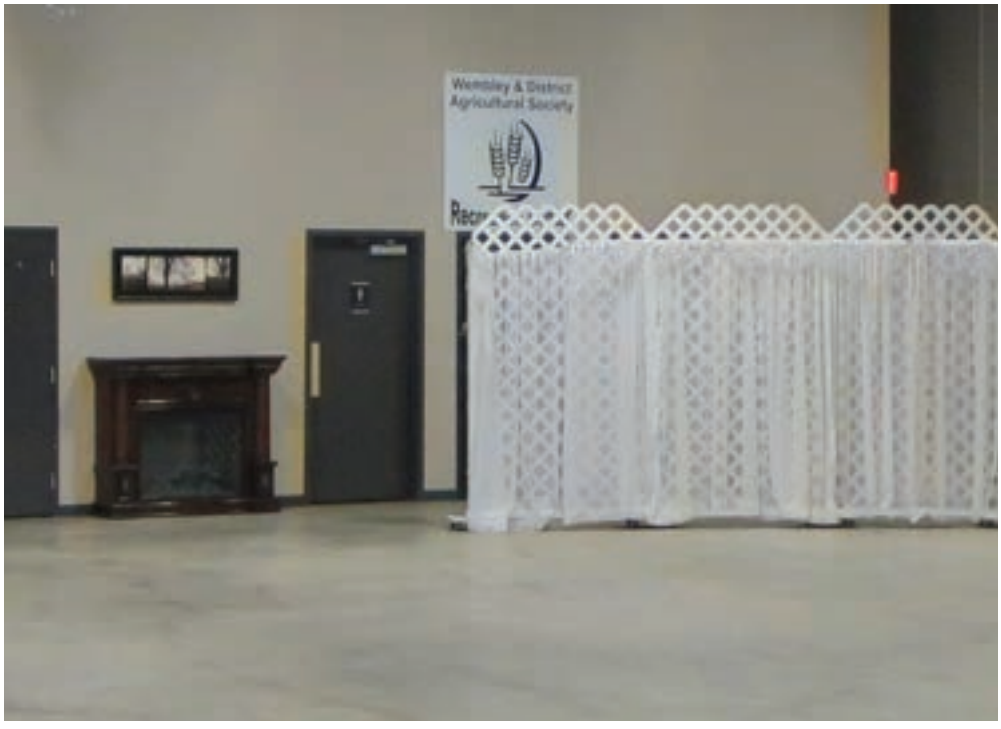

FIG #5.4

FIG #5.5

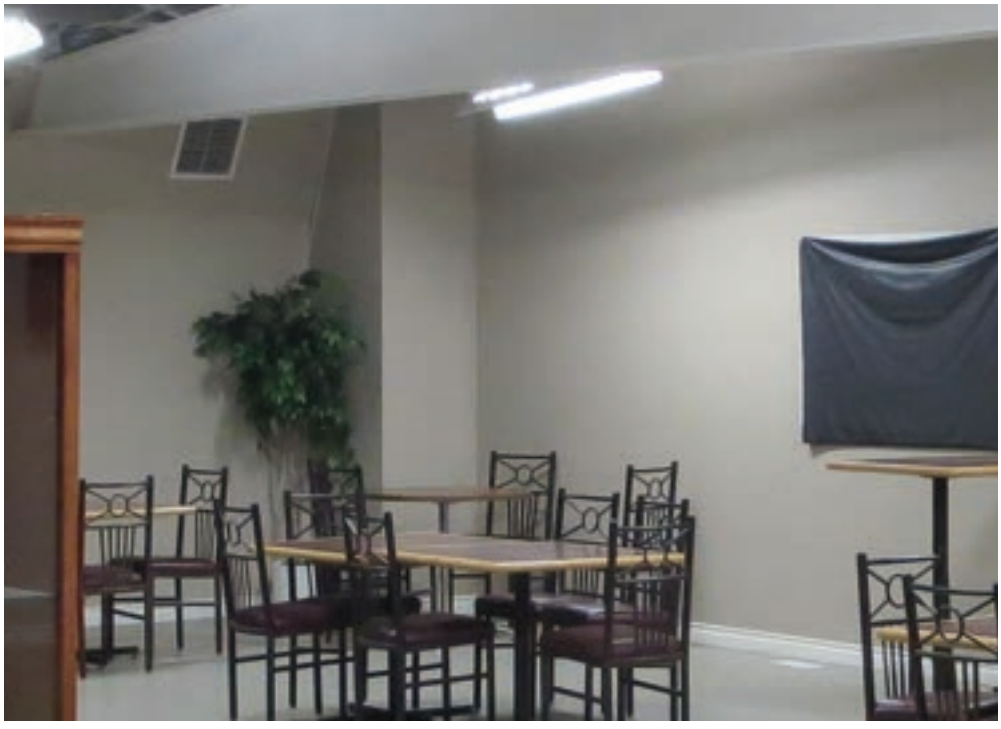

FIG #5.6

FIG #5.7

FIG #5.8

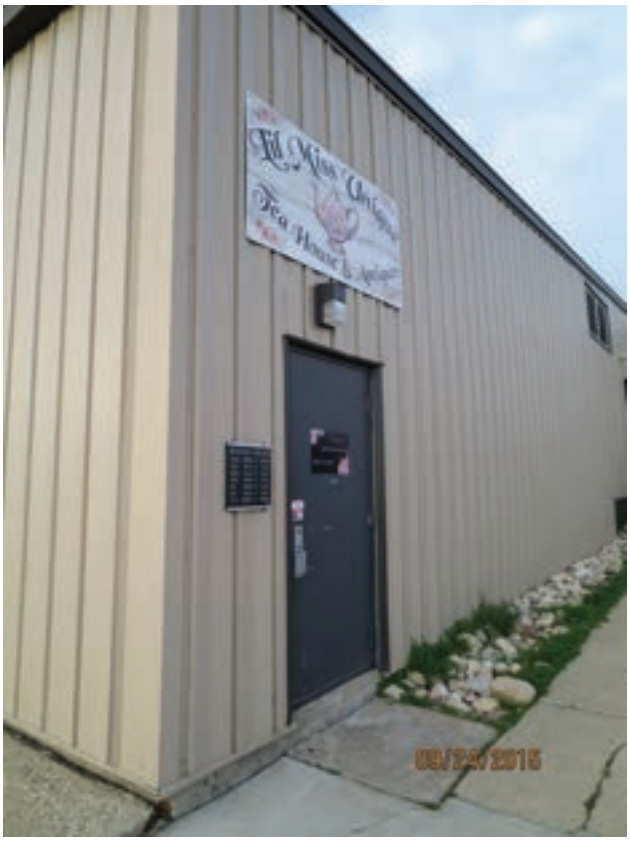

FIG #5.9

FIG #5.10

FIG #5.11

FIG #5.12

FIG #5.13

FIG #5.14

FIG #5.15

FIG #5.16

FIG #5.17

FIG #5.18

FIG #5.19

FIG #5.20

FIG #5.21

FIG #5.22

FIG #5.23

FIG #5.24

FIG #5.25

FIG #5.26

FIG #5.27

FIG #5.28

FIG #5.29

FIG #5.30

FIG #5.31

FIG #5.32

FIG #5.33

FIG #5.34

FIG #5.35

FIG #5.36

FIG #5.37

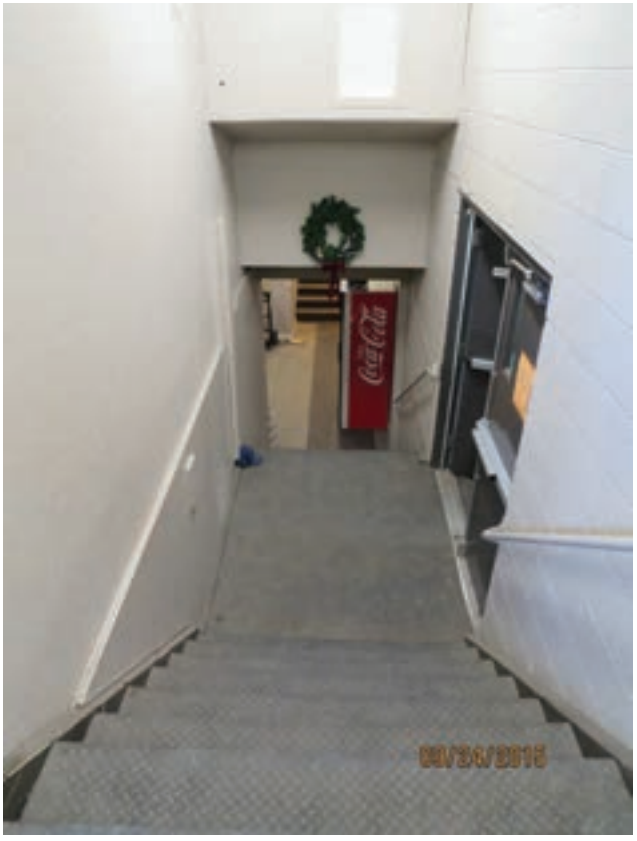

FIG #5.38

FIG #5.39

FIG #5.40

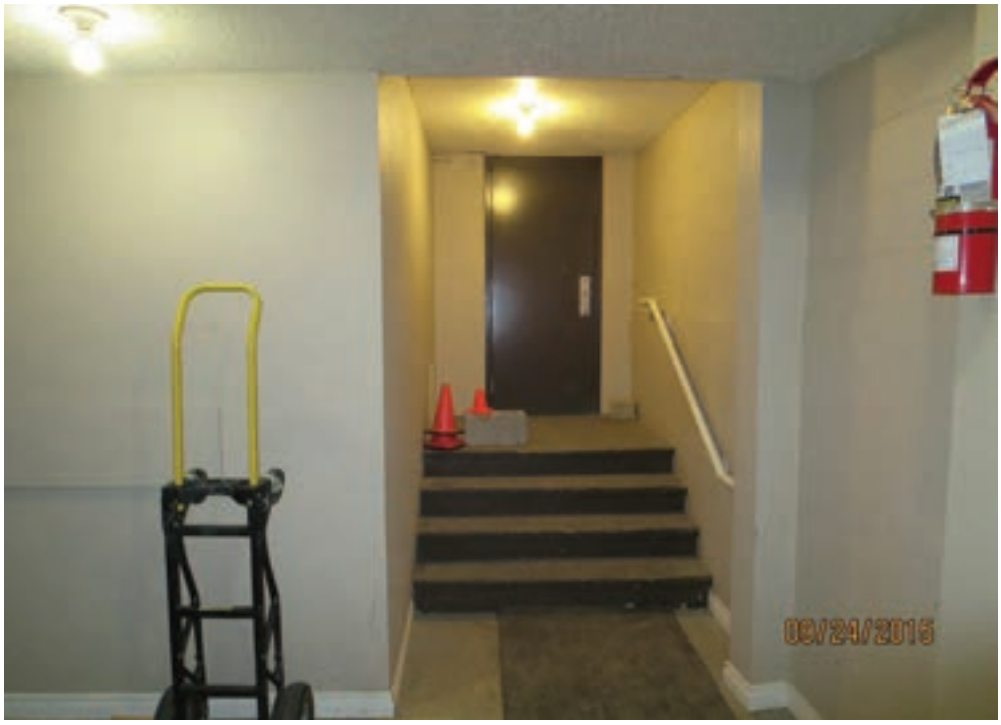

FIG #5.41

FIG #5.42

FIG #5.43

FIG #5.44

FIG #5.45

FIG #5.46

FIG #5.47

FIG #5.48

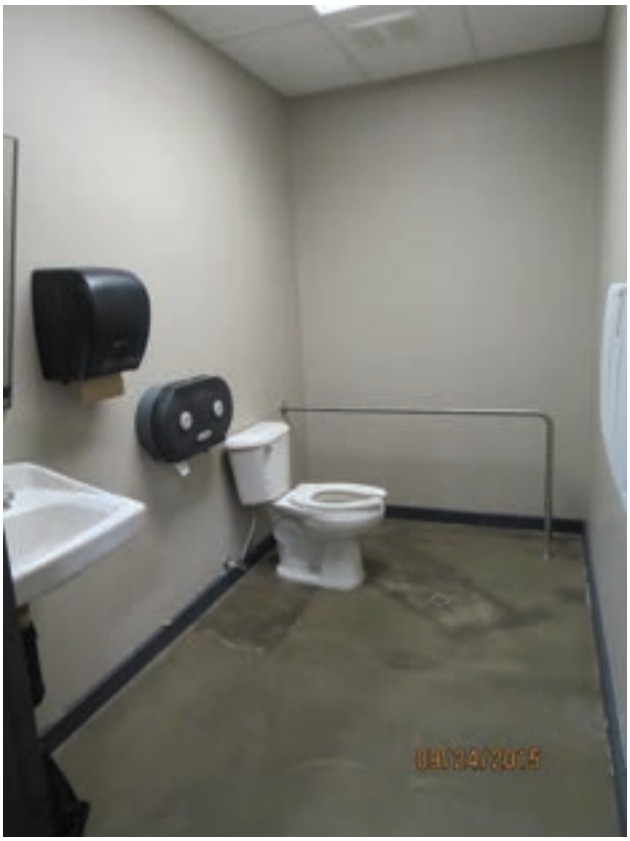

FIG #5.49

FIG #5.50

FIG #5.51

FIG #5.52

FIG #5.53

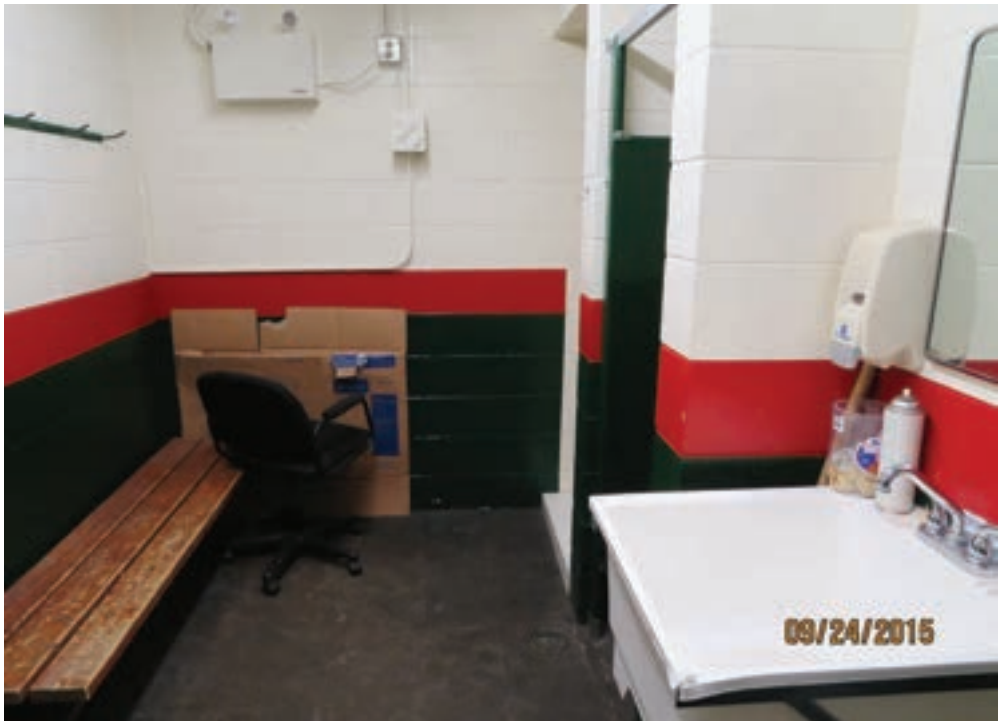

FIG #5.54

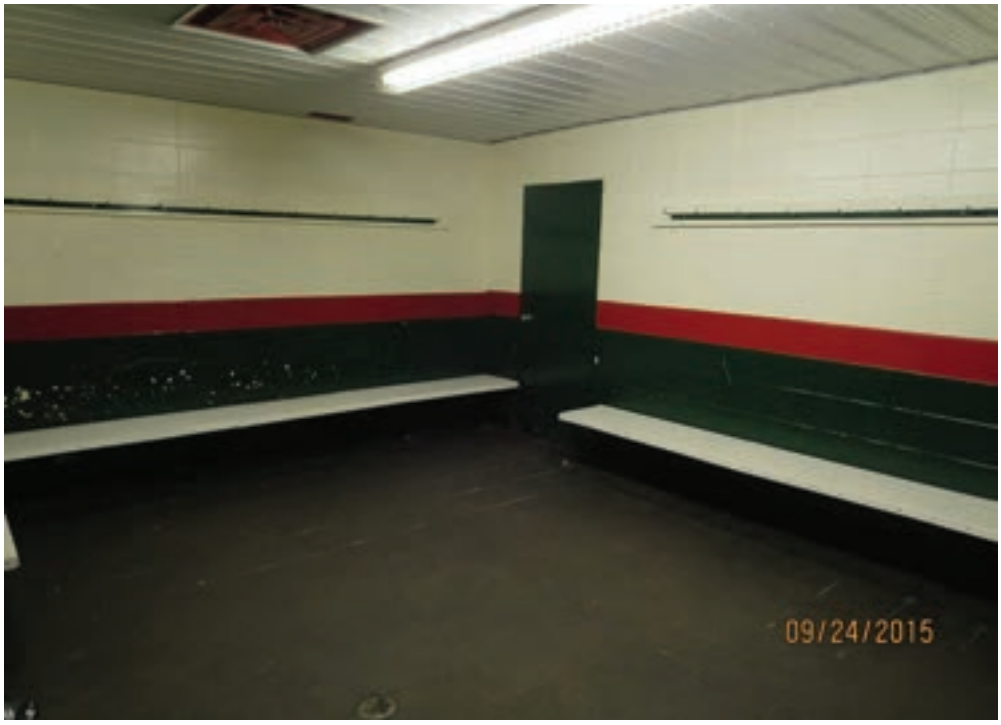

FIG #5.55

FIG #5.56

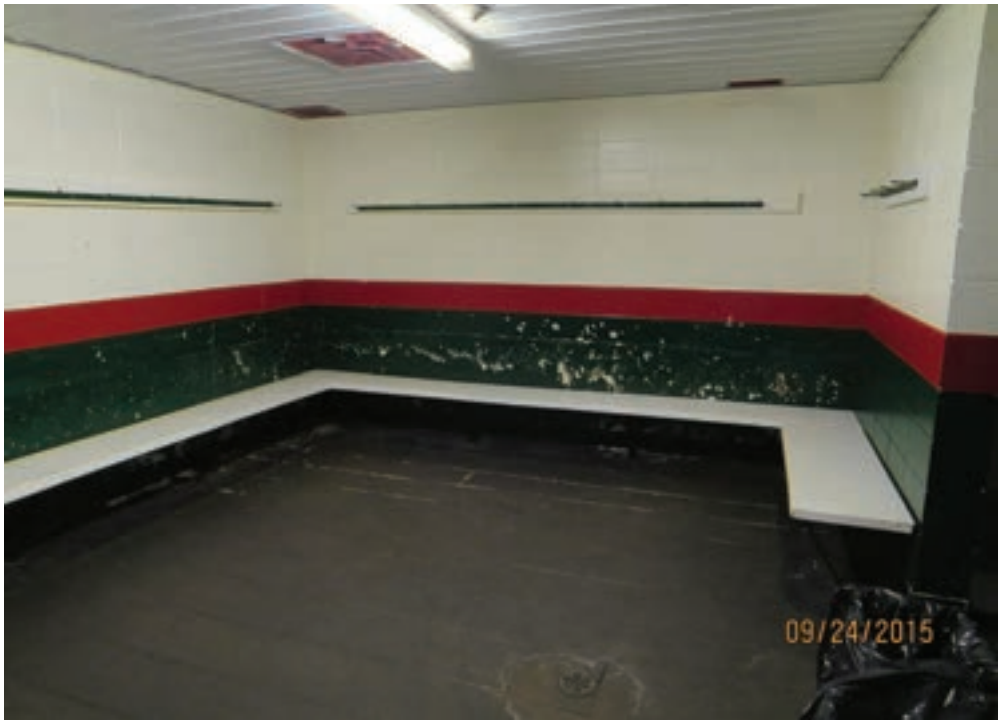

FIG #5.57

FIG #5.58

FIG #5.59

FIG #5.60

FIG #5.61

FIG #5.62

FIG #5.63

FIG #5.64

FIG #5.65

FIG #5.66

FIG #5.67

FIG #5.68

FIG #5.69

FIG #5.70

FIG #5.71

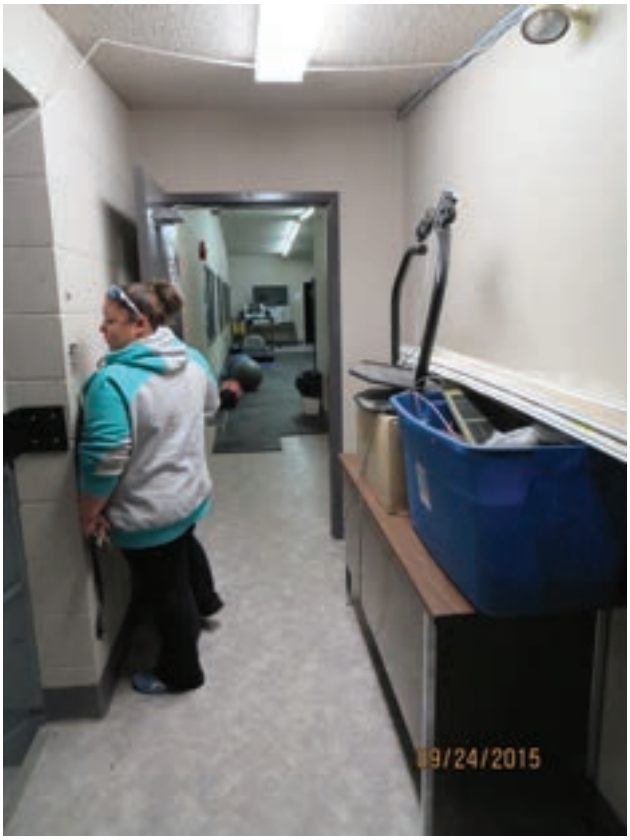

FIG #5.72

FIG #5.73

FIG #5.74

FIG #5.75

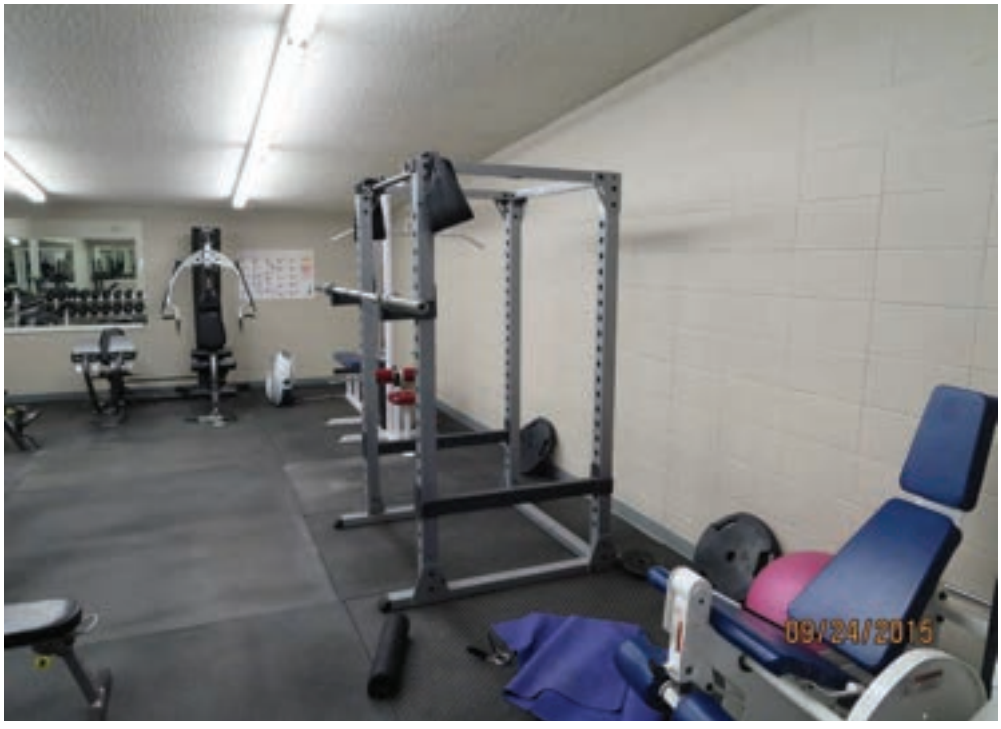

FIG #5.76

FIG #5.77

FIG #5.78

FIG #5.79

FIG #5.80

FIG #5.81

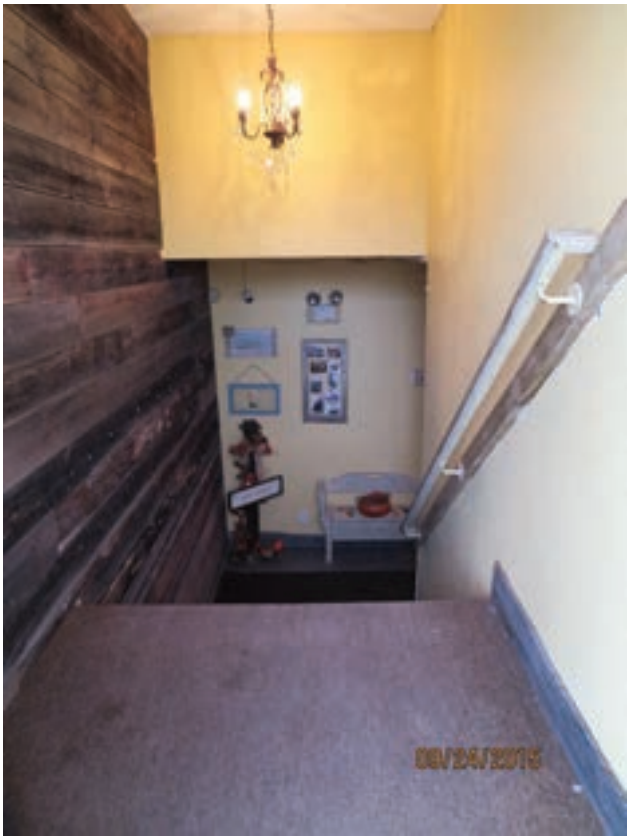

FIG #5.82

FIG #5.83

FIG #5.84

FIG #5.85

FIG #5.86

FIG #5.87

FIG #5.88

FIG #5.89

FIG #5.90

FIG #5.91

FIG #5.92

FIG #5.93

FIG #5.94

FIG #5.95

FIG #5.96

FIG #5.97

FIG #5.98

FIG #5.99

FIG #5.100

FIG #5.101

6.0 SEXSMITH ARENA PHOTOS

FIG #6.1

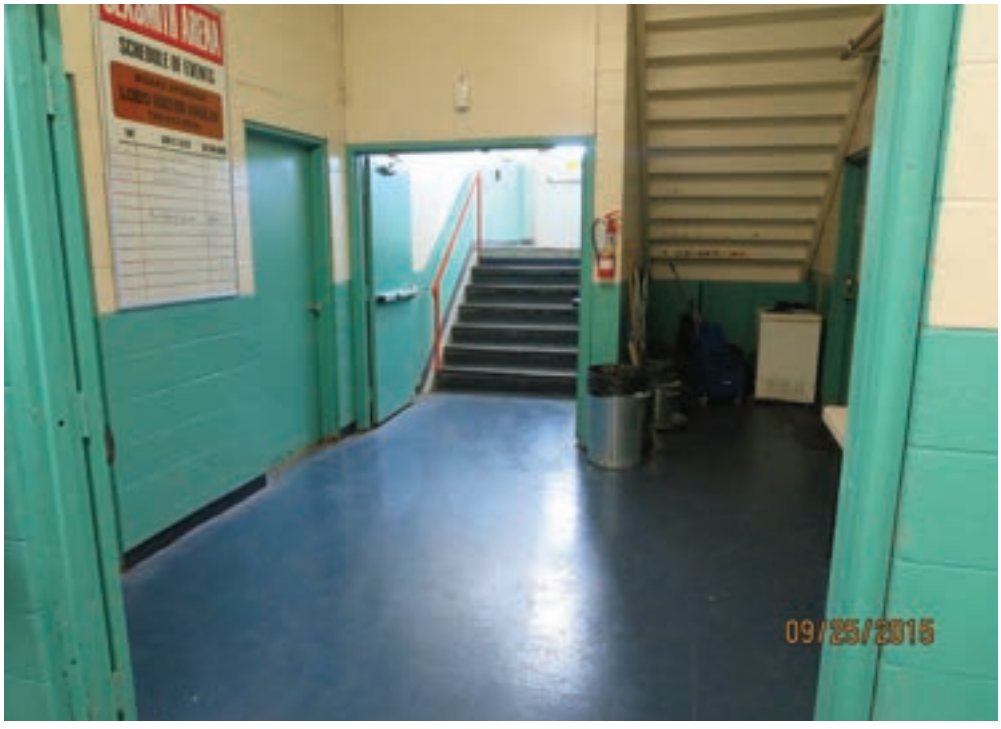

FIG #6.2

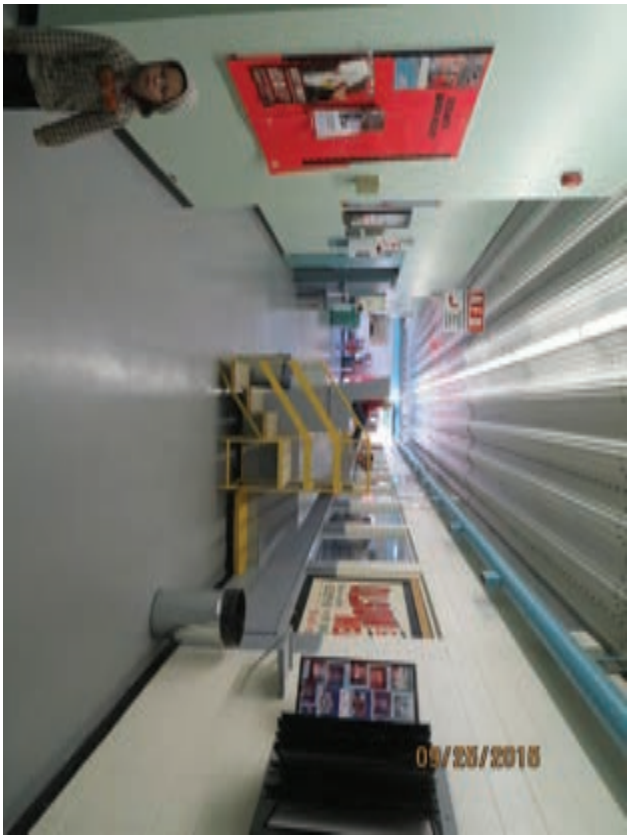

FIG #6.3

FIG #6.4

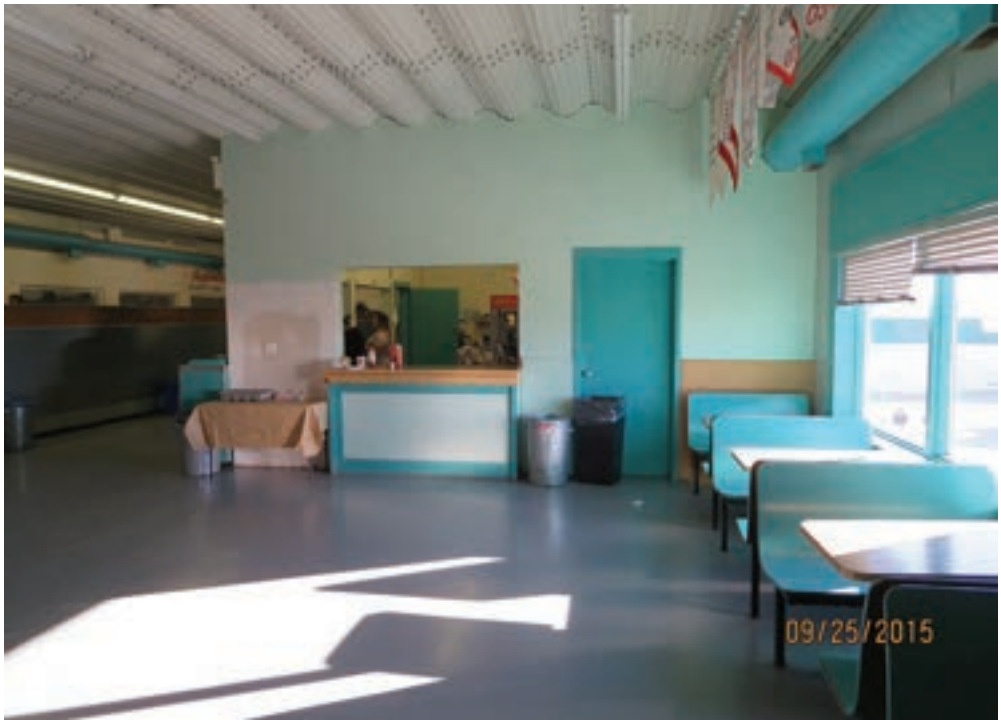

FIG #6.5

FIG #6.6

FIG #6.7

FIG #6.8

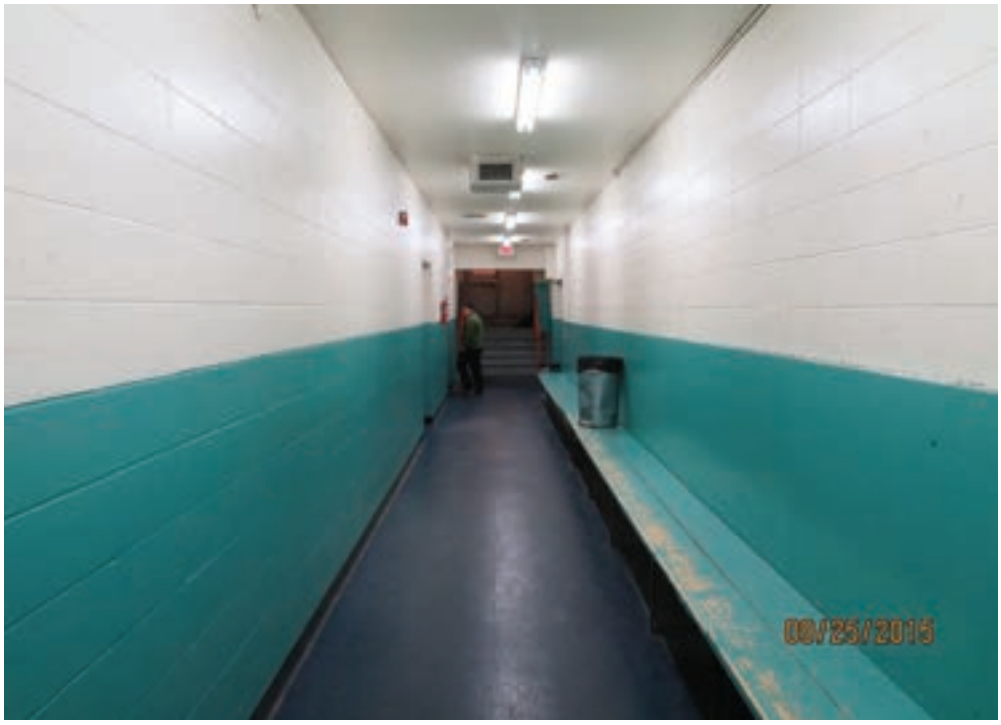

FIG #6.9

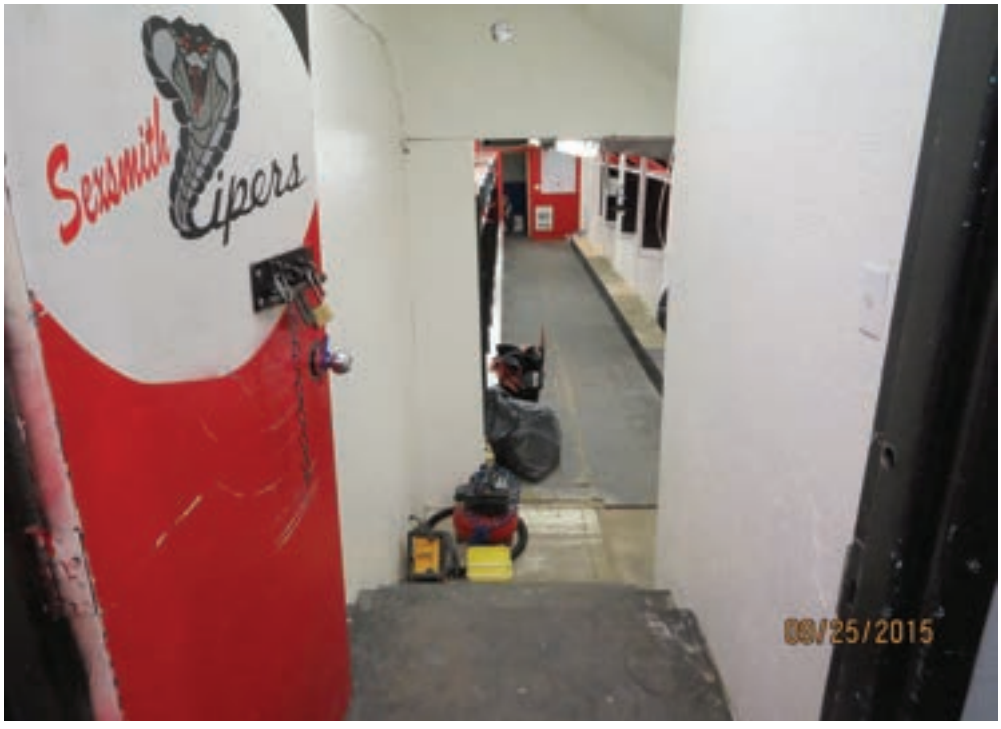

FIG #6.10

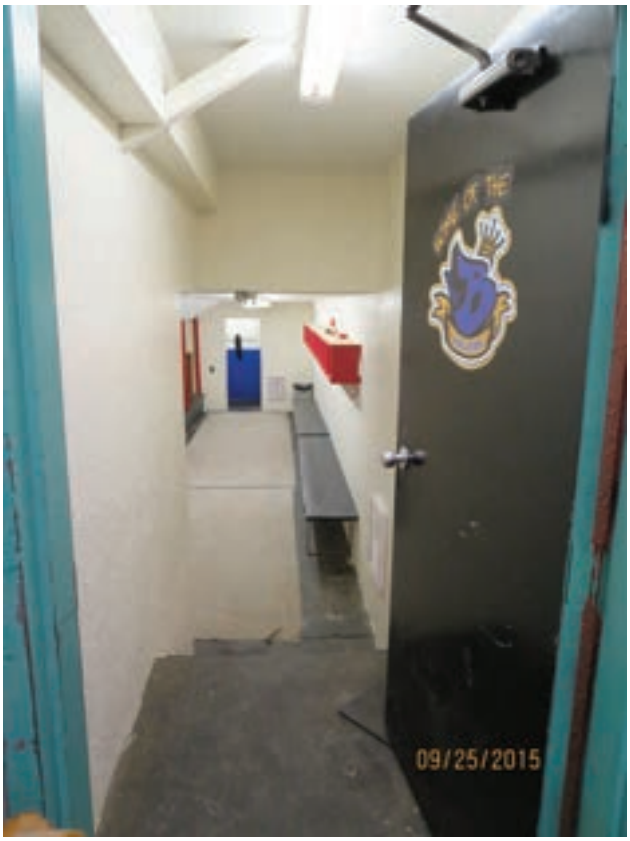

FIG #6.11

FIG #6.12

FIG #6.13

FIG #6.14

FIG #6.15

FIG #6.16

FIG #6.17

FIG #6.18

FIG #6.19

FIG #6.20

FIG #6.21

FIG #6.22

FIG #6.23

FIG #6.24

FIG #6.25

FIG #6.26

FIG #6.27

FIG #6.28

FIG #6.29

FIG #6.30

FIG #6.31

FIG #6.32

FIG #6.33

FIG #6.34

FIG #6.35

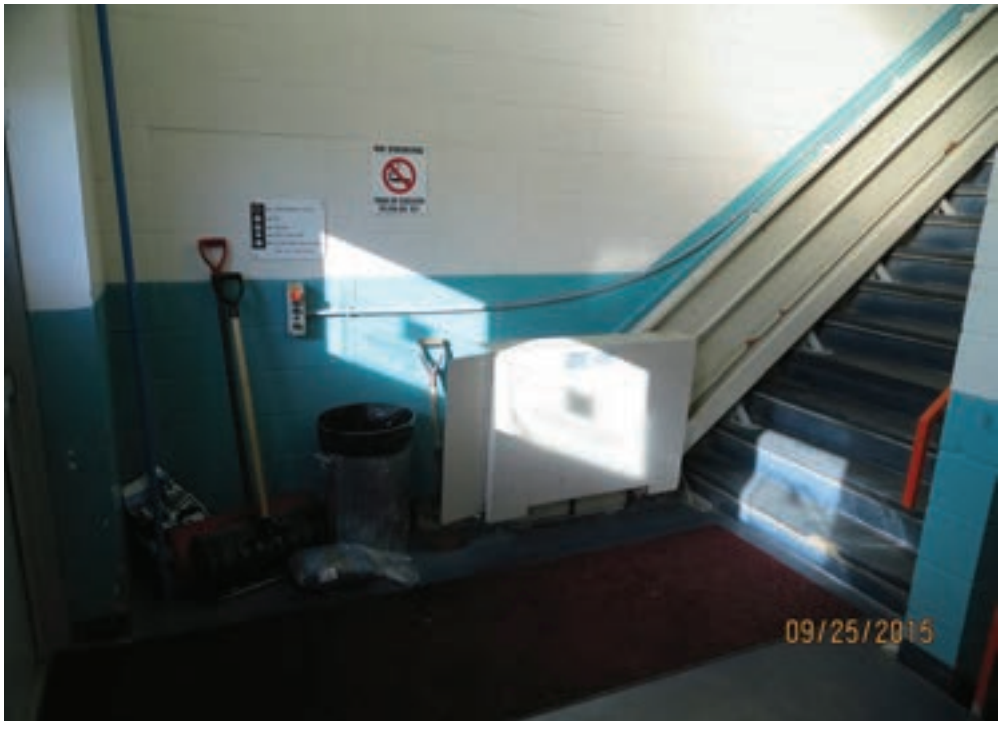

FIG #6.36

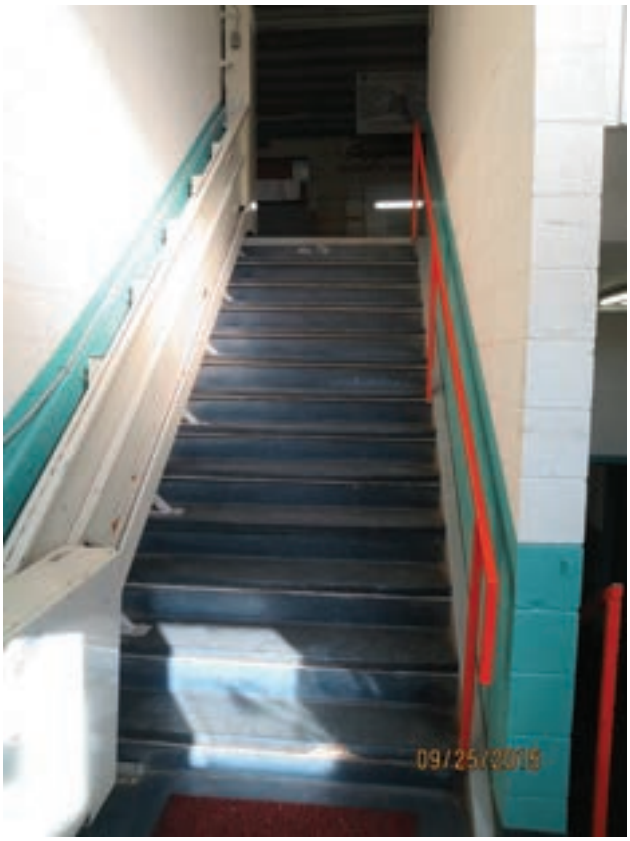

FIG #6.37

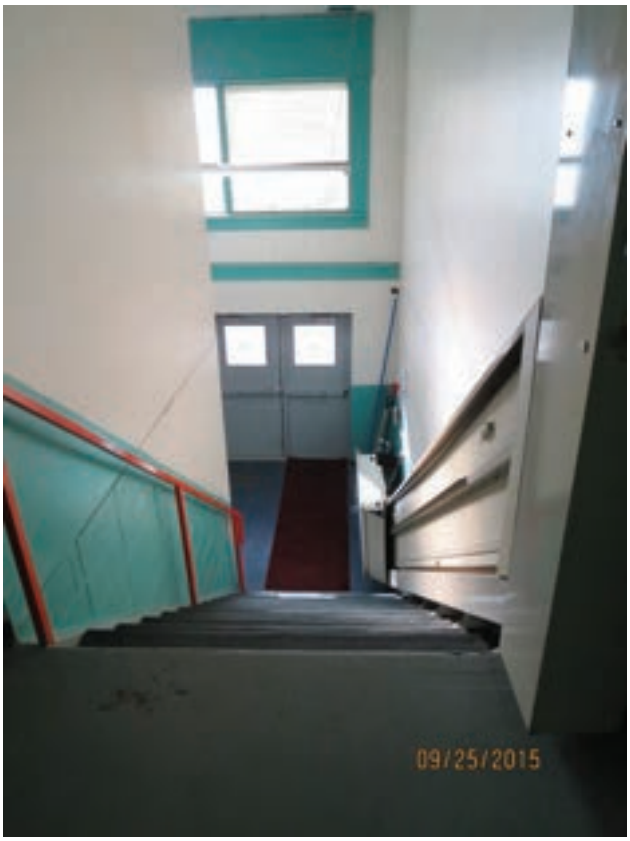

FIG #6.38

FIG #6.39

FIG #6.40

FIG #6.41

FIG #6.42

FIG #6.43

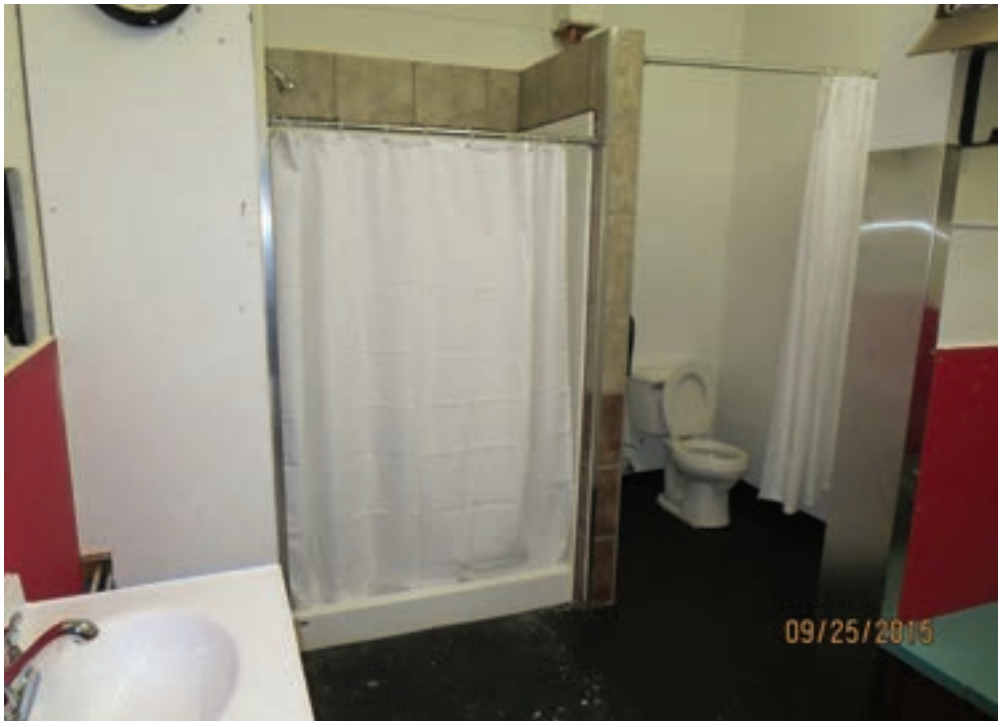

FIG #6.44

FIG #6.45

FIG #6.46

FIG #6.47

FIG #6.48

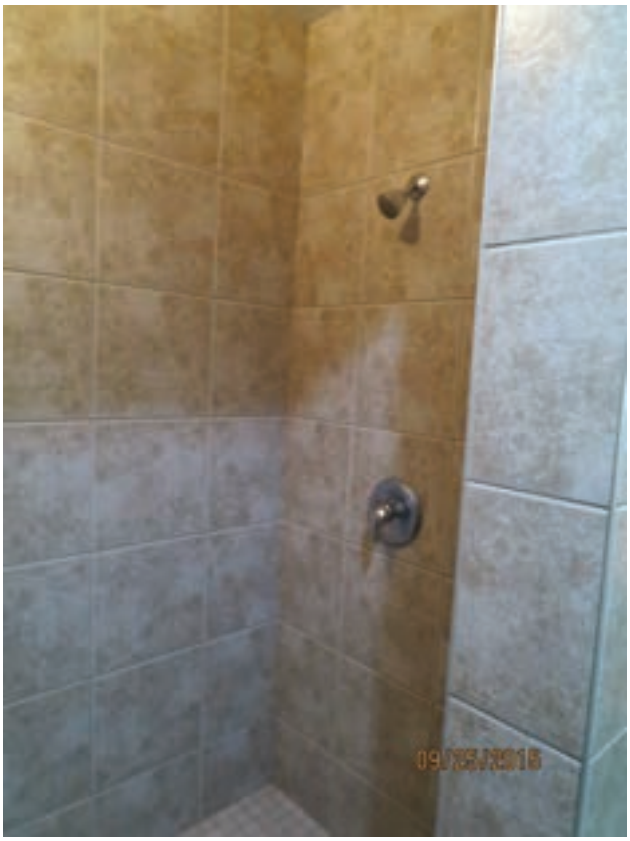

FIG #6.49

FIG #6.50

FIG #6.51

FIG #6.52

FIG #6.53

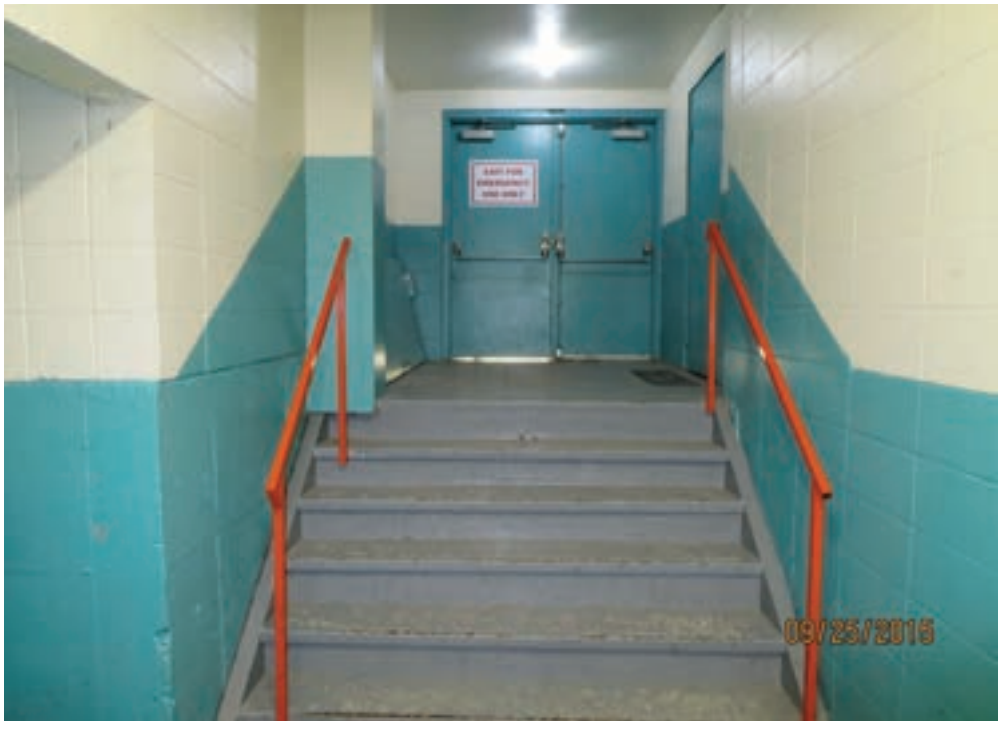

FIG #6.54

FIG #6.55

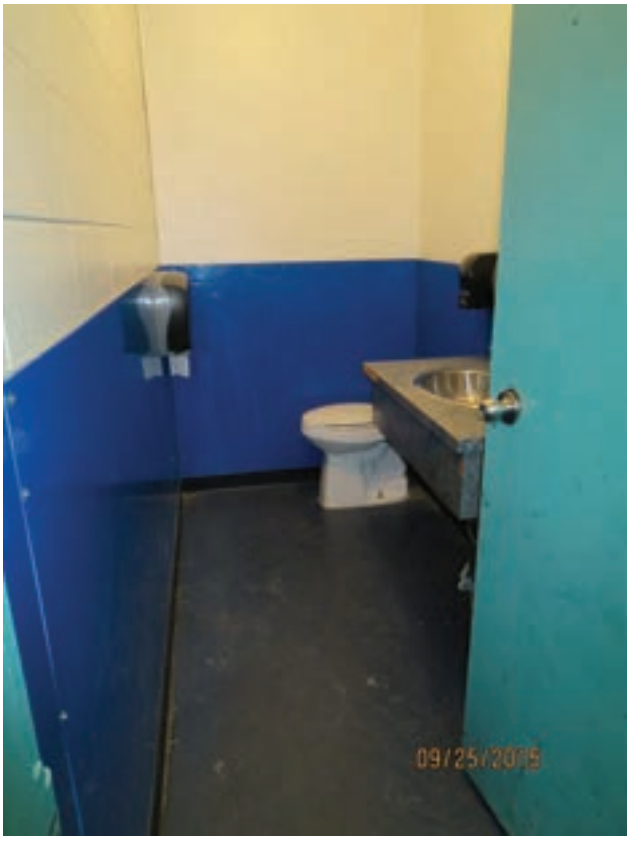

FIG #6.56

FIG #6.57

FIG #6.58

FIG #6.59

FIG #6.60

FIG #6.61

FIG #6.62

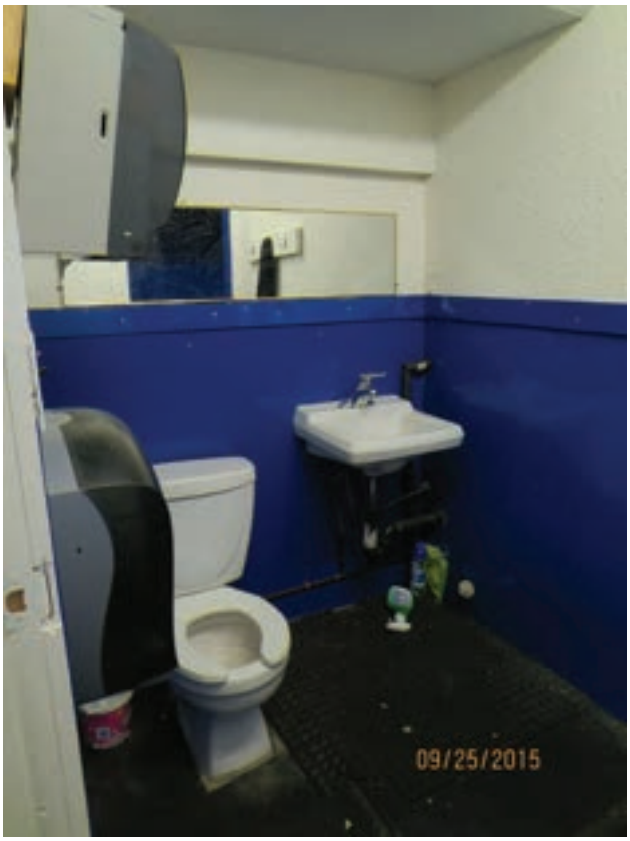

FIG #6.63

FIG #6.64

FIG #6.65

FIG #6.66

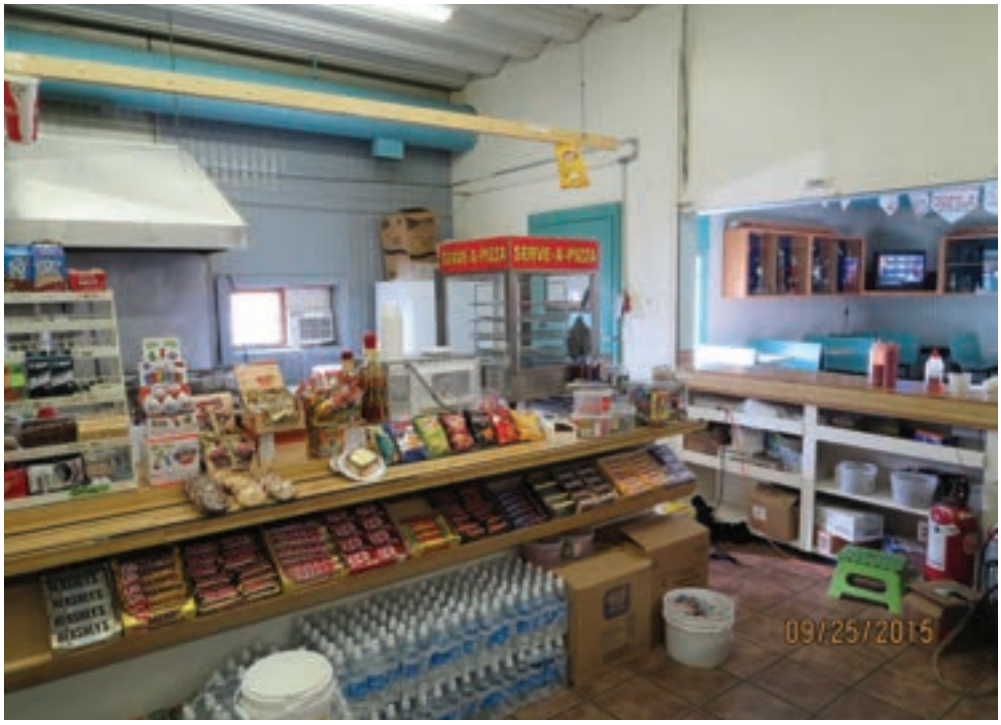

FIG #6.67

FIG #6.68

FIG #6.69

FIG #6.70

FIG #6.71

FIG #6.72

FIG #6.73

FIG #6.74

FIG #6.75

FIG #6.76

FIG #6.77

FIG #6.78

FIG #6.79

FIG #6.80

FIG #6.81

FIG #6.82

FIG #6.83

FIG #6.84

FIG #6.85

FIG #6.86

FIG #6.87

FIG #6.88

FIG #6.89

FIG #6.90

FIG #6.91

FIG #6.92

FIG #6.93

FIG #6.94

FIG #6.95

7.0 CROSSLINK COUNTY SPORTPLEX PHOTOS

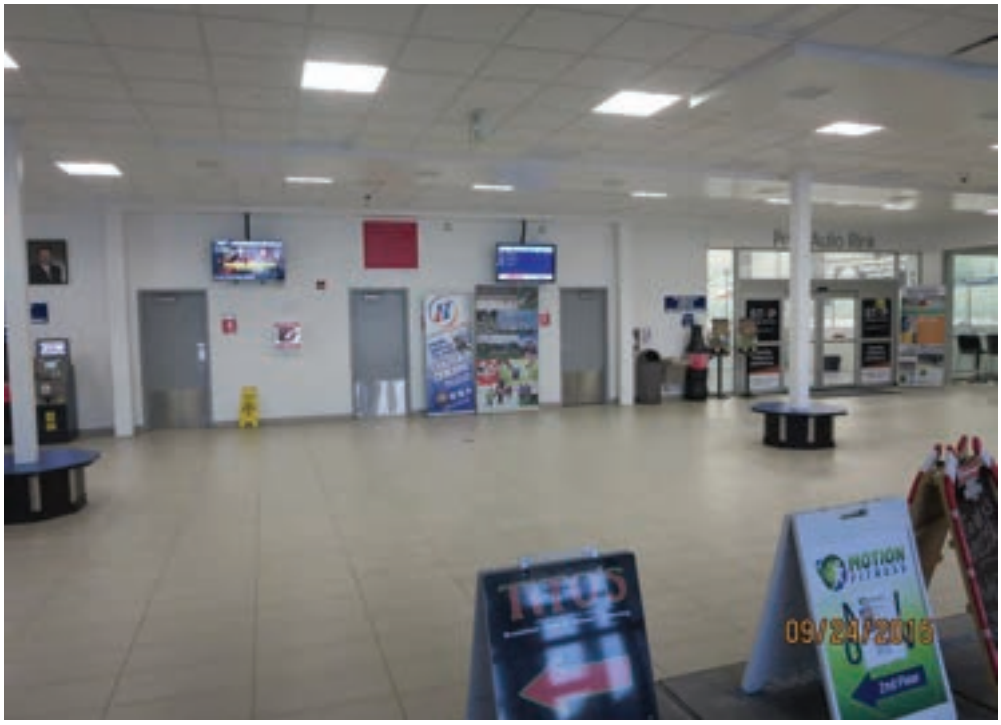
09/24/2015

FIG #7.1


CROSSLINK
COUNTY SPORTSPLEX
Reception
09/24/2015

FIG #7.2

FIG #7.3

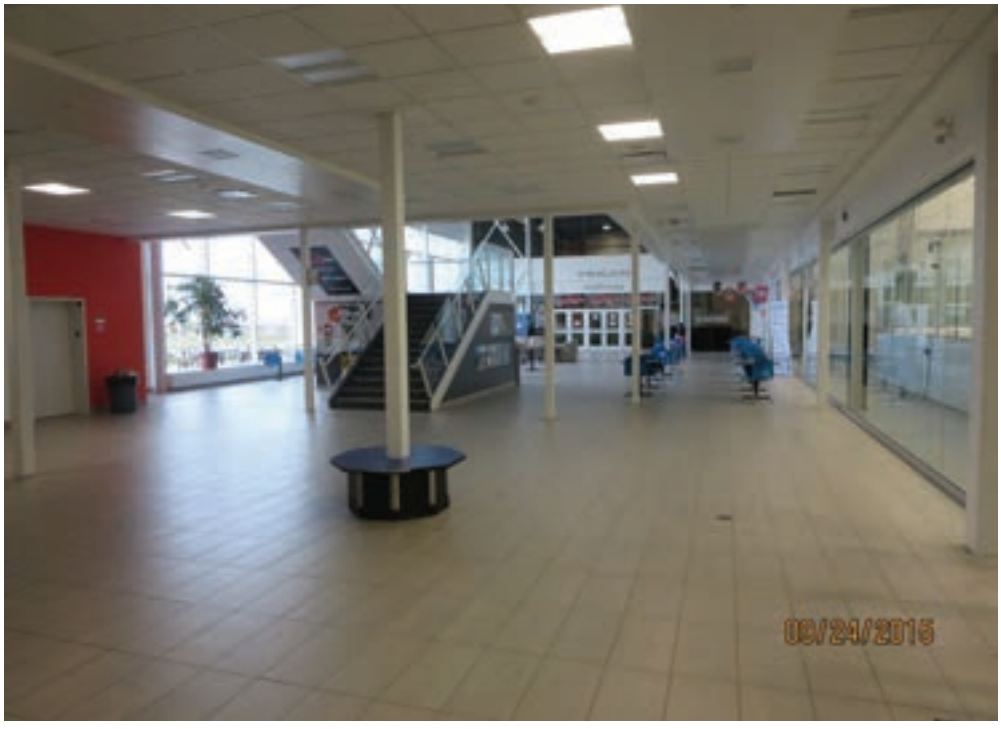

FIG #7.4

FIG #7.5

FIG #7.6

FIG #7.7

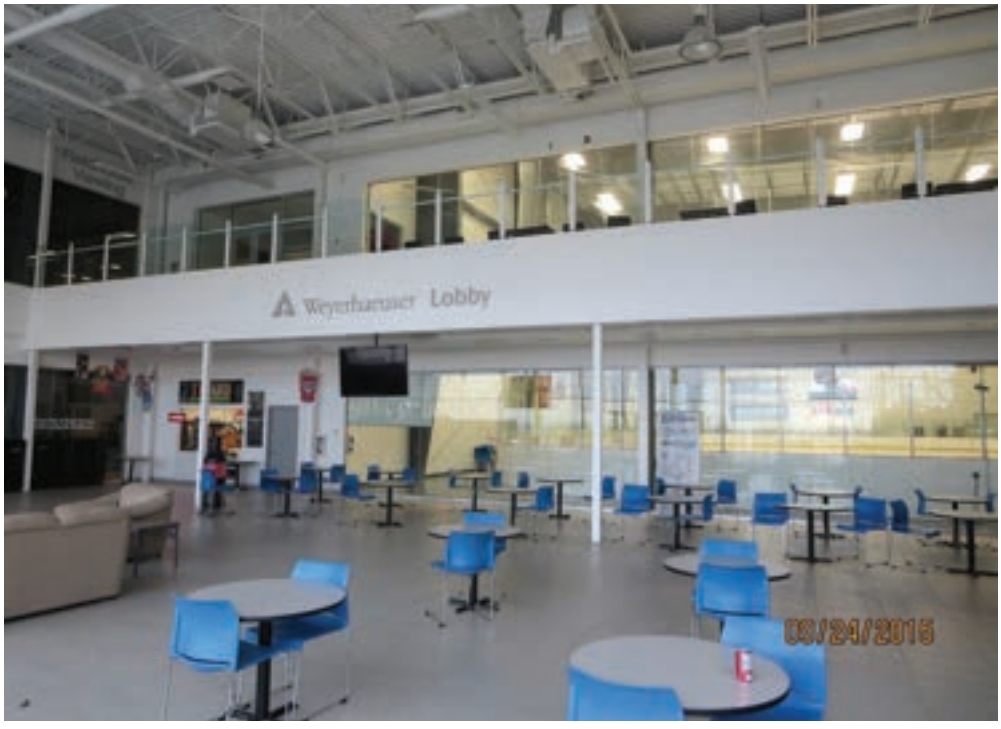

FIG #7.8

FIG #7.9

FIG #7.10

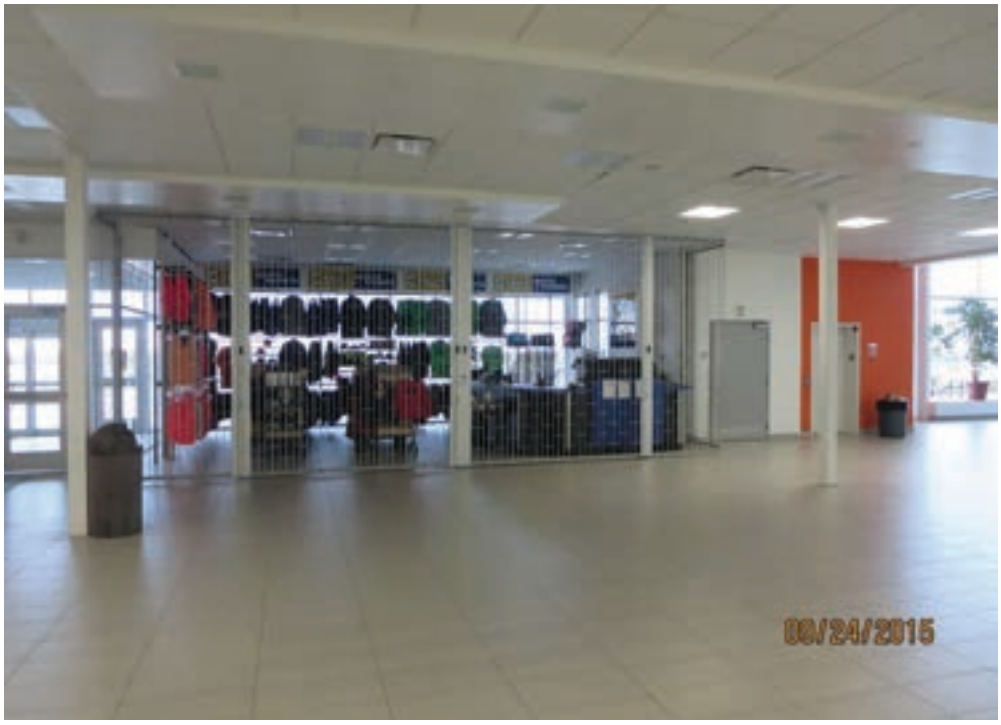

FIG #7.11

FIG #7.12

FIG #7.13

FIG #7.14

FIG #7.15

FIG #7.16

FIG #7.17

FIG #7.18

FIG #7.19

FIG #7.20

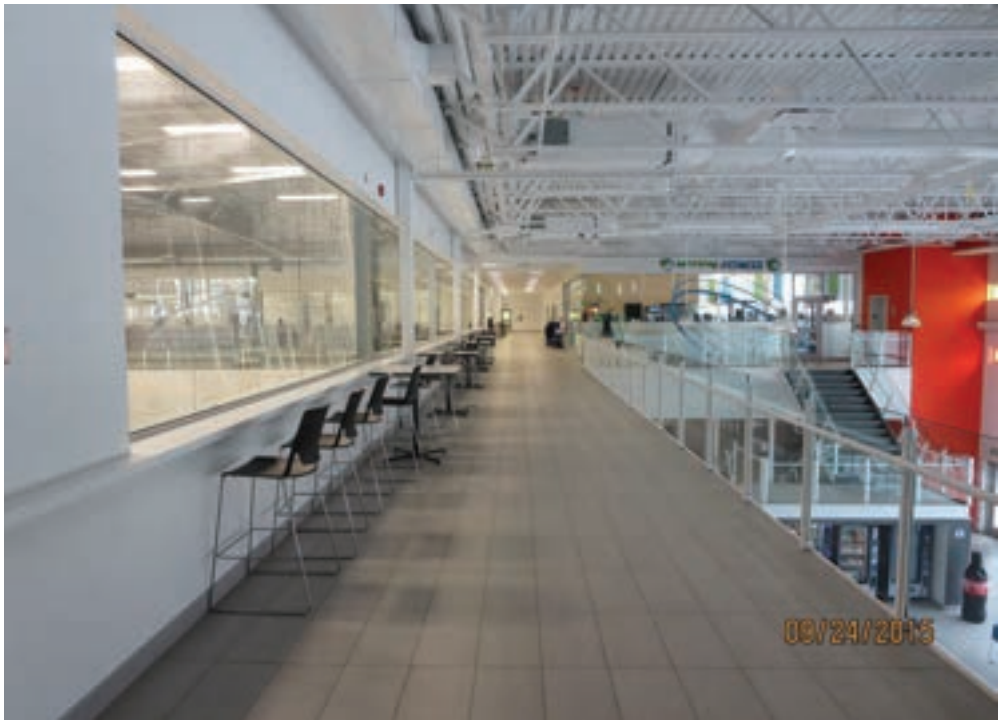

FIG #7.21

FIG #7.22

FIG #7.23

FIG #7.24

FIG #7.25

FIG #7.26

FIG #7.27

FIG #7.28

FIG #7.29

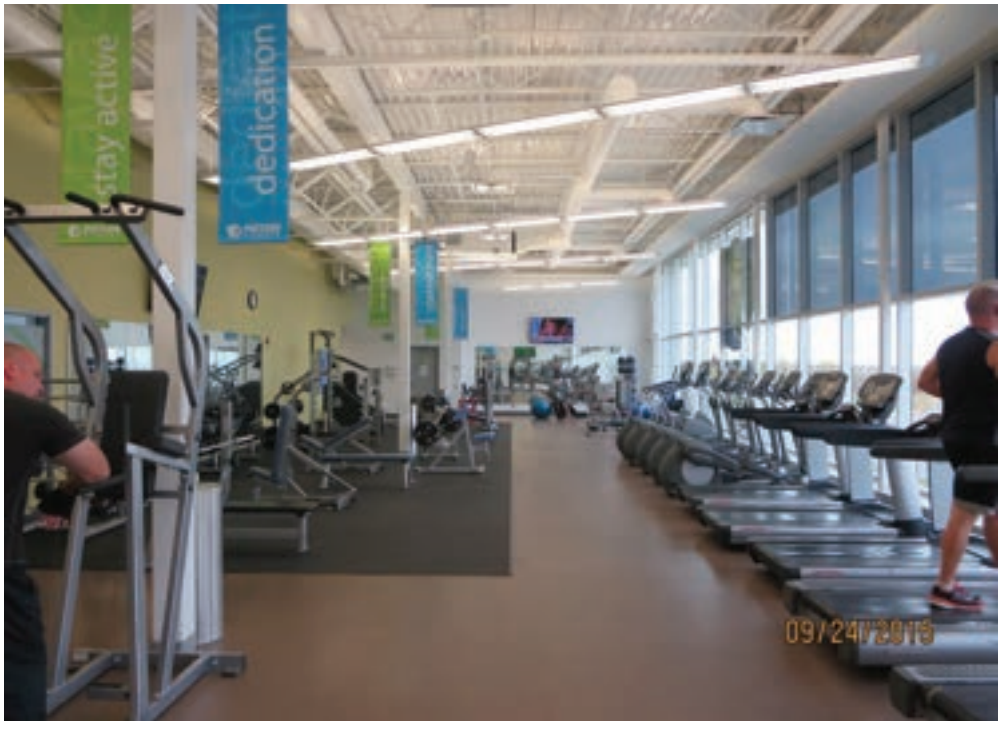

FIG #7.30

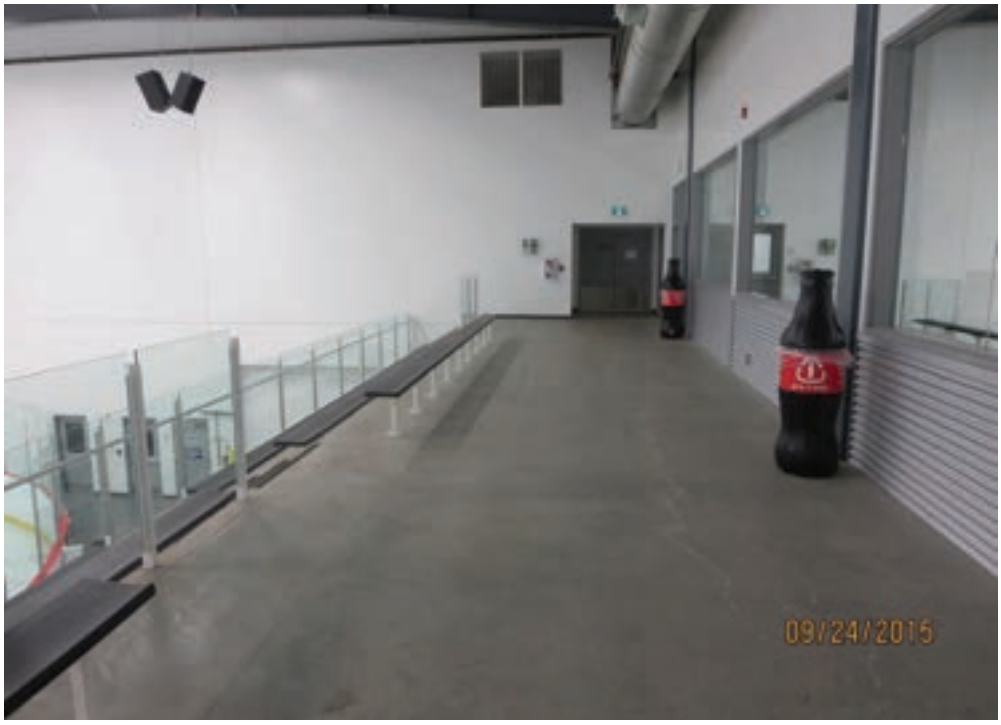

FIG #7.31

FIG #7.32

FIG #7.33

FIG #7.34

FIG #7.35

FIG #7.36

FIG #7.37

FIG #7.38

FIG #7.39

FIG #7.40

FIG #7.41

FIG #7.42

FIG #7.43

FIG #7.44

FIG #7.45

FIG #7.46

FIG #7.47

FIG #7.48

FIG #7.49

FIG #7.50

FIG #7.51

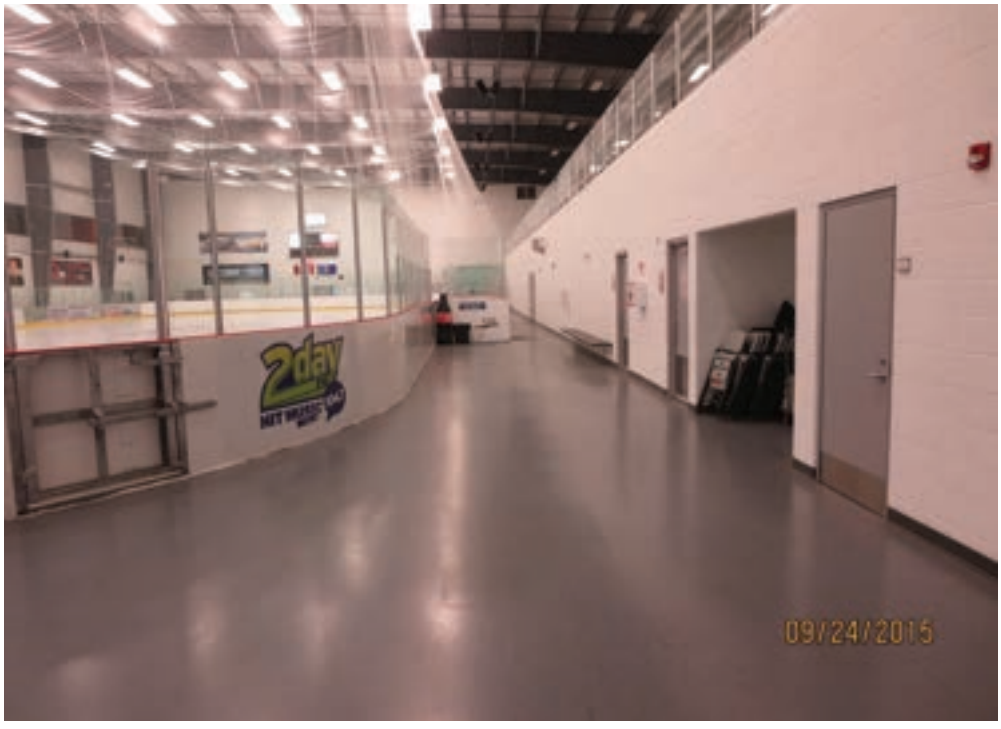

FIG #7.52

FIG #7.53

FIG #7.54

FIG #7.55

FIG #7.56

FIG #7.57

FIG #7.58

FIG #7.59

FIG #7.60

FIG #7.61

FIG #7.62

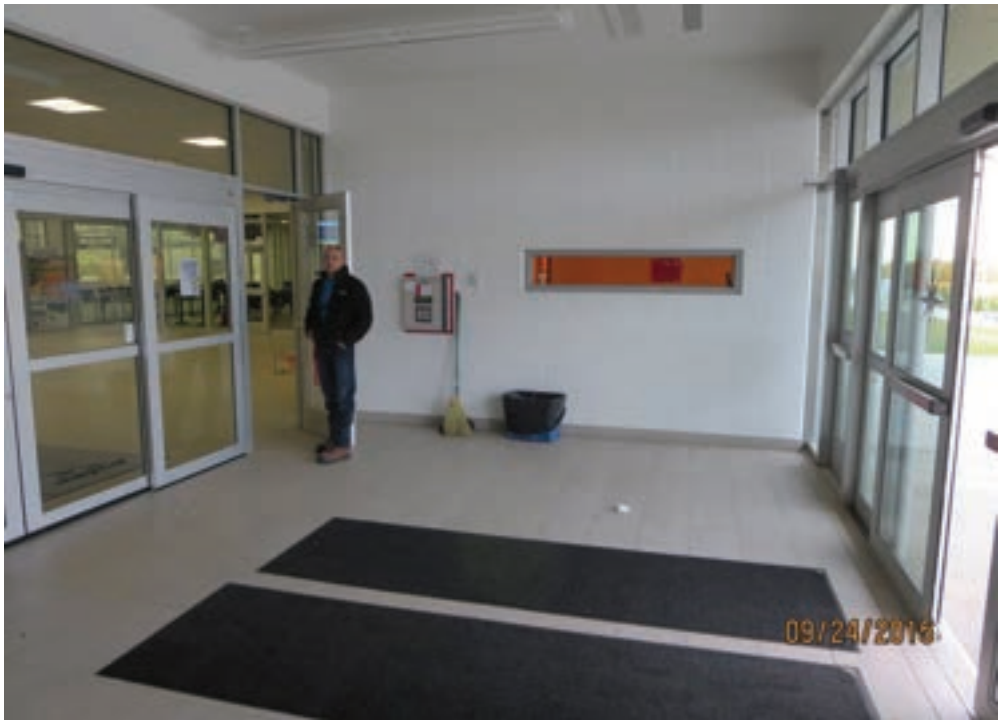

FIG #7.63

FIG #7.64

FIG #7.65

FIG #7.66

FIG #7.67

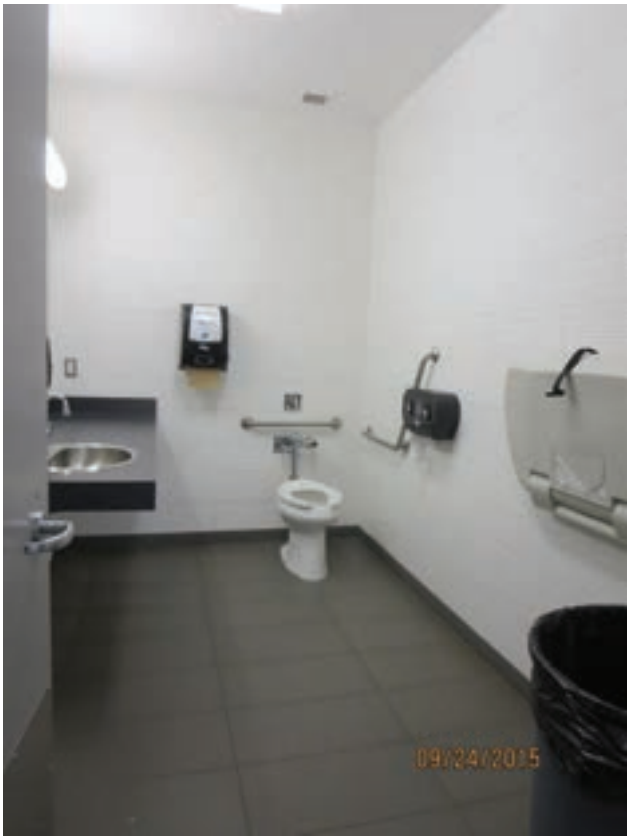

FIG #7.68

FIG #7.69

FIG #7.70

FIG #7.71

FIG #7.72

FIG #7.73

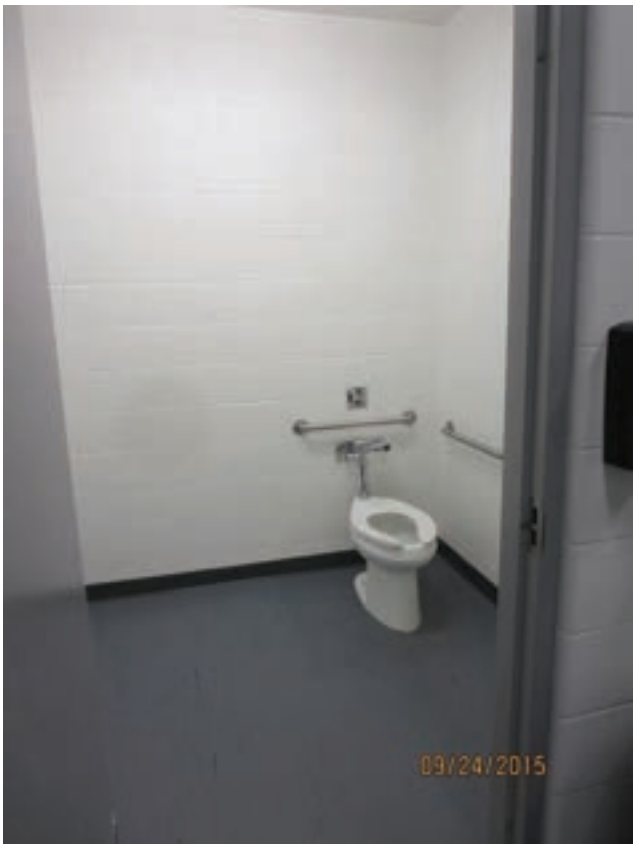

FIG #7.74

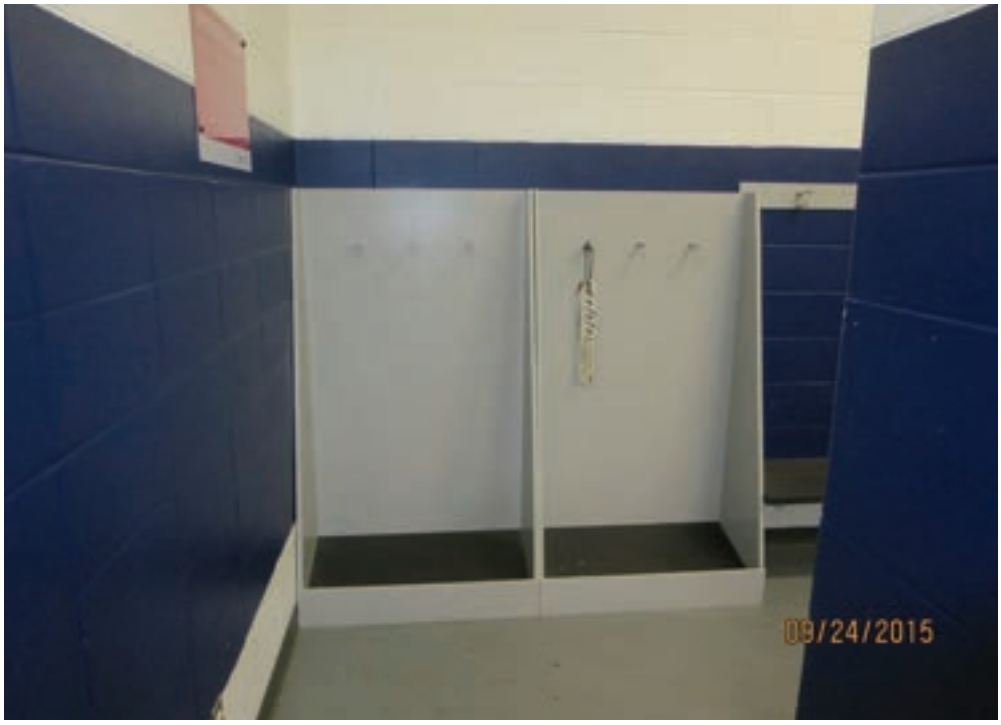

FIG #7.75

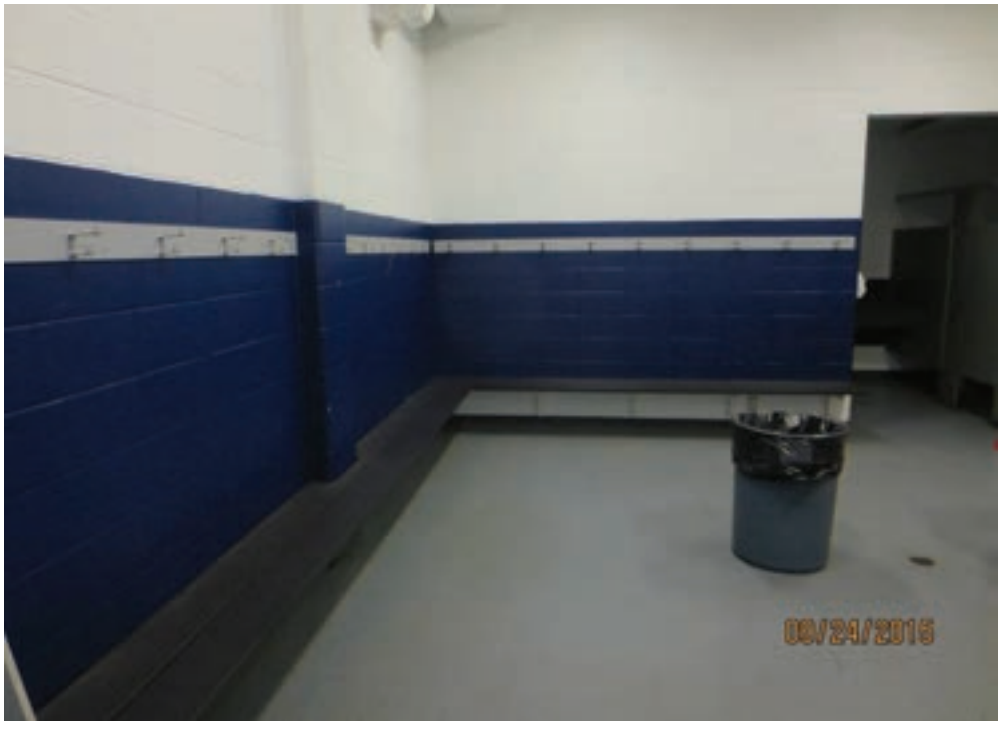

FIG #7.76

FIG #7.77

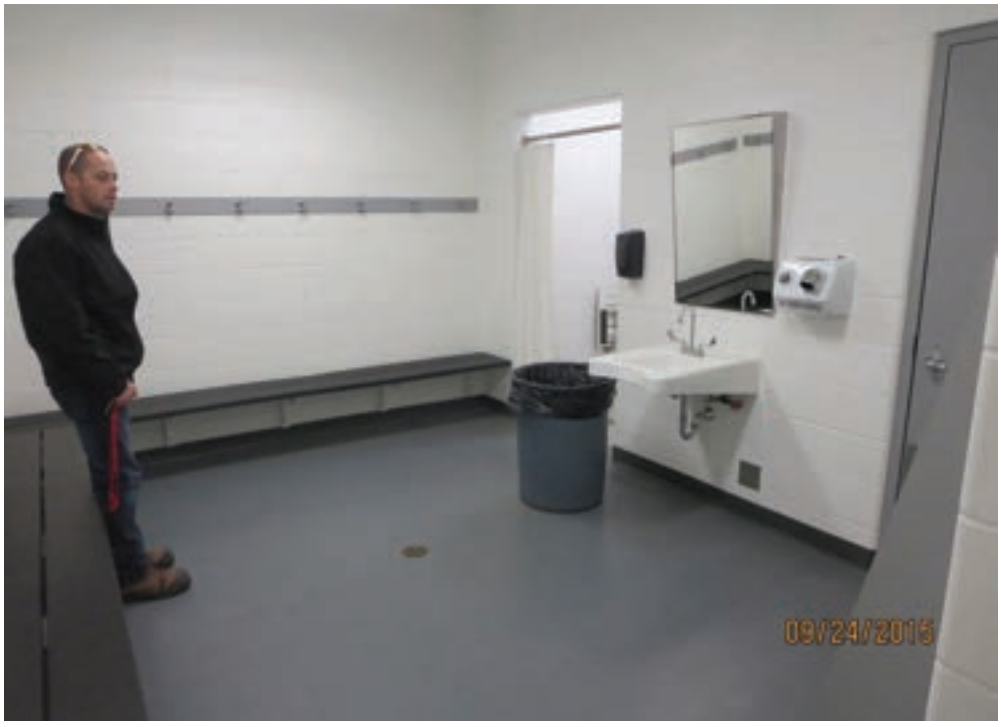

FIG #7.78

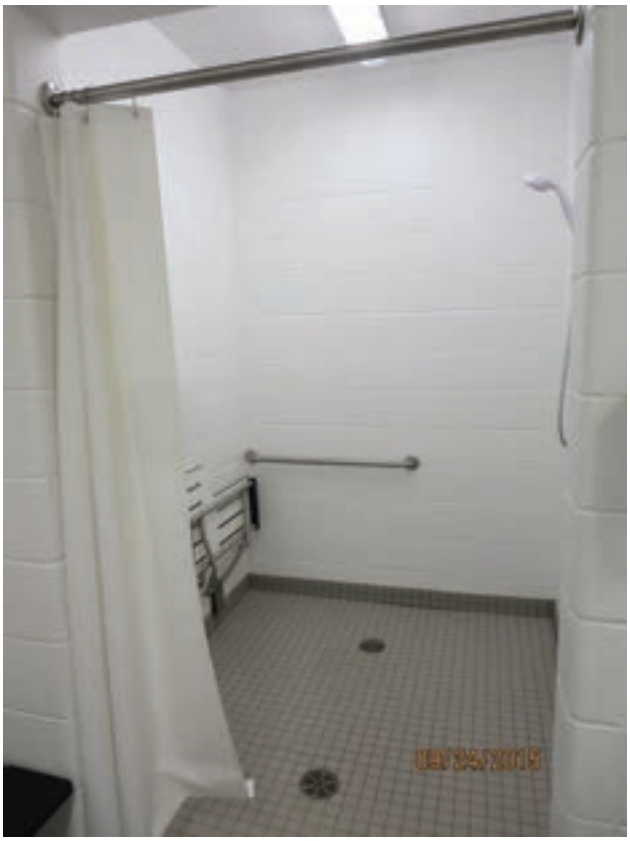

FIG #7.79

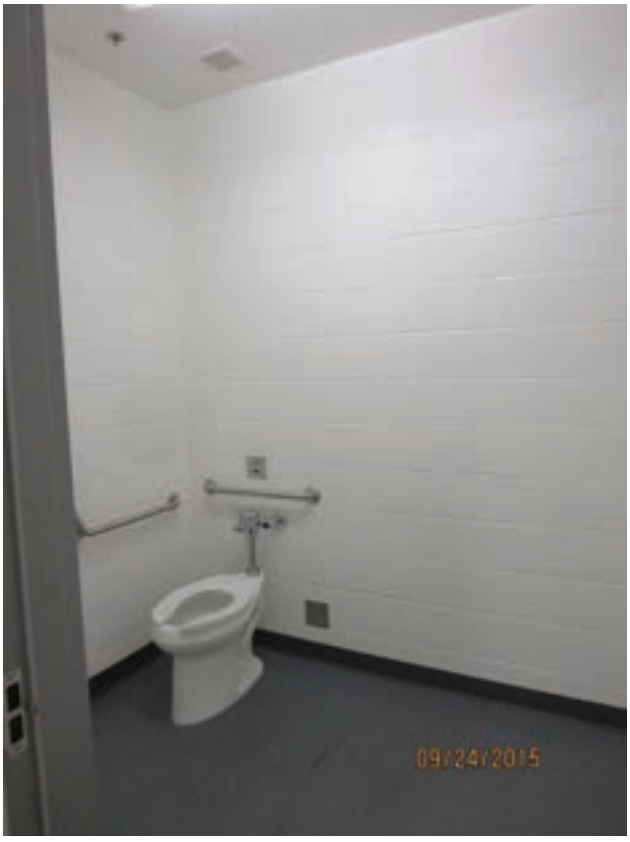

FIG #7.80

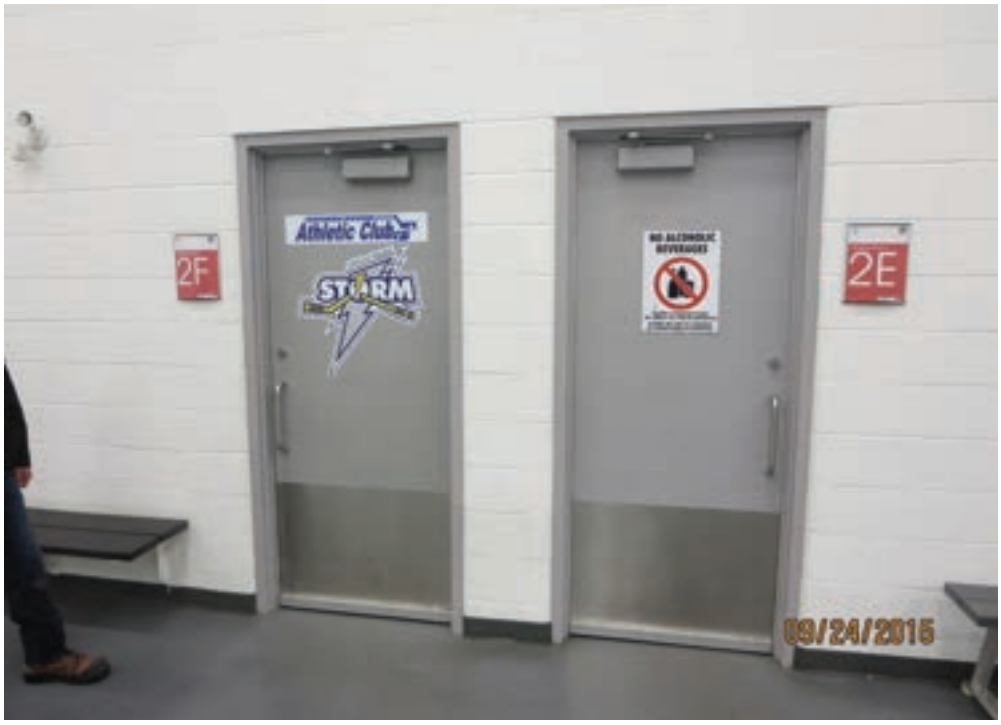

FIG #7.81

FIG #7.82

FIG #7.83

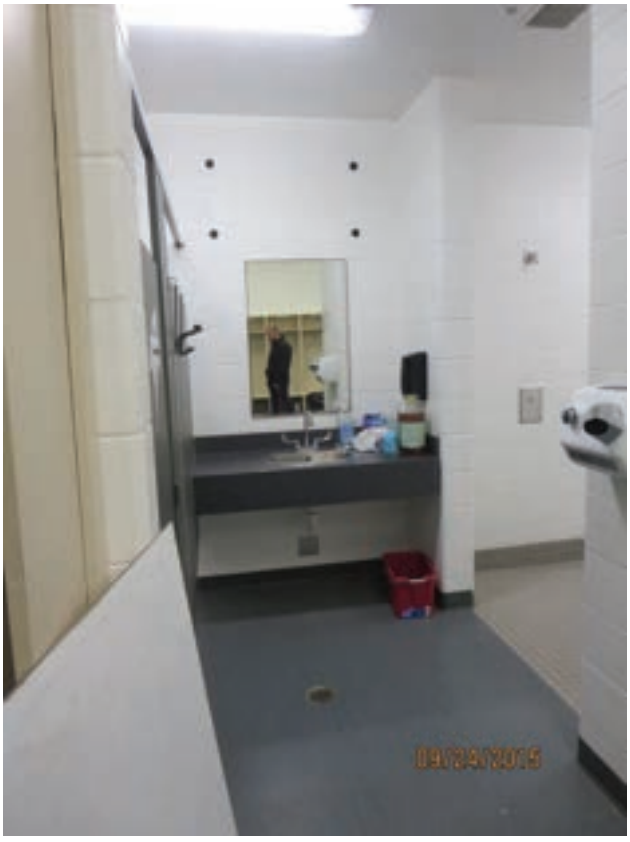

FIG #7.84

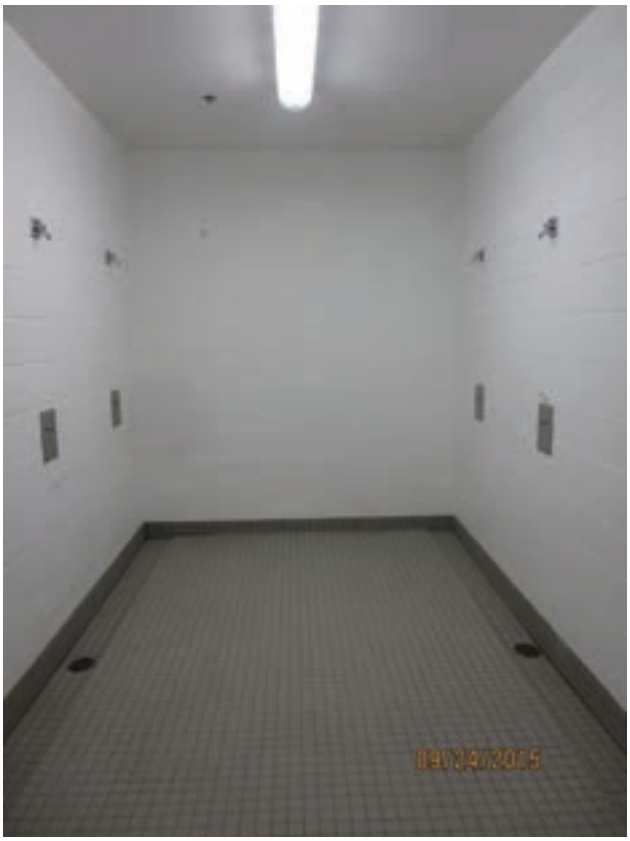

FIG #7.85

FIG #7.86

FIG #7.87

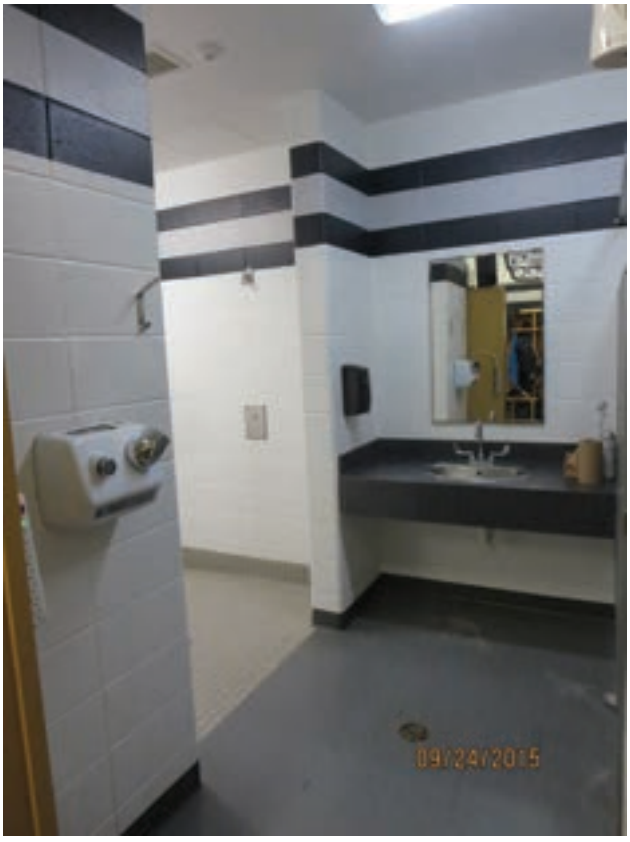

FIG #7.88

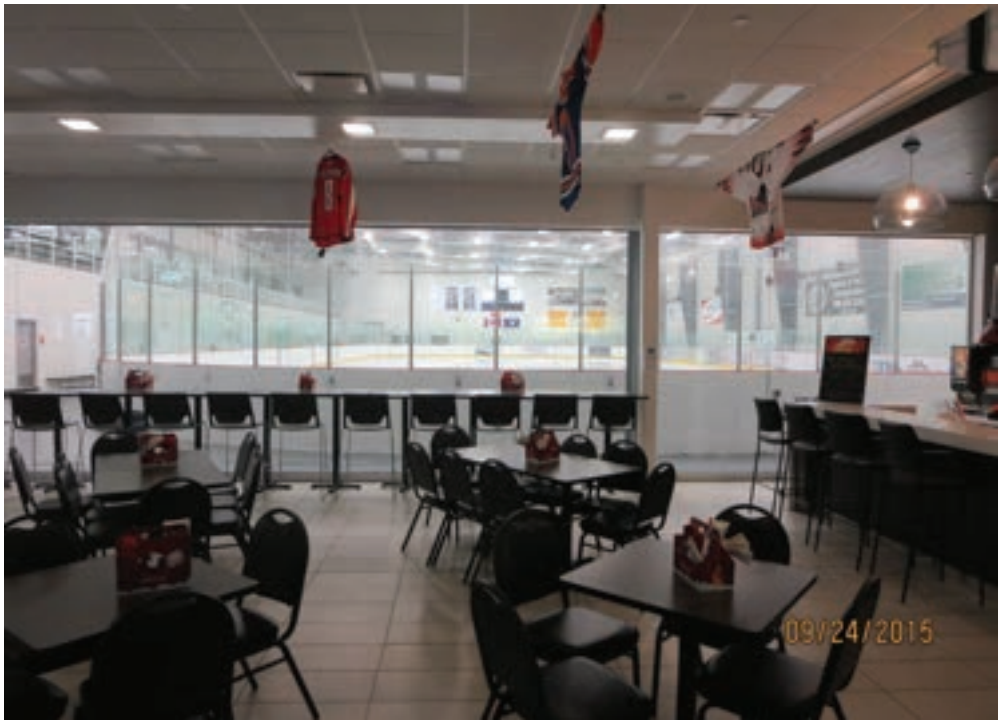

FIG #7.89

FIG #7.90

FIG #7.91

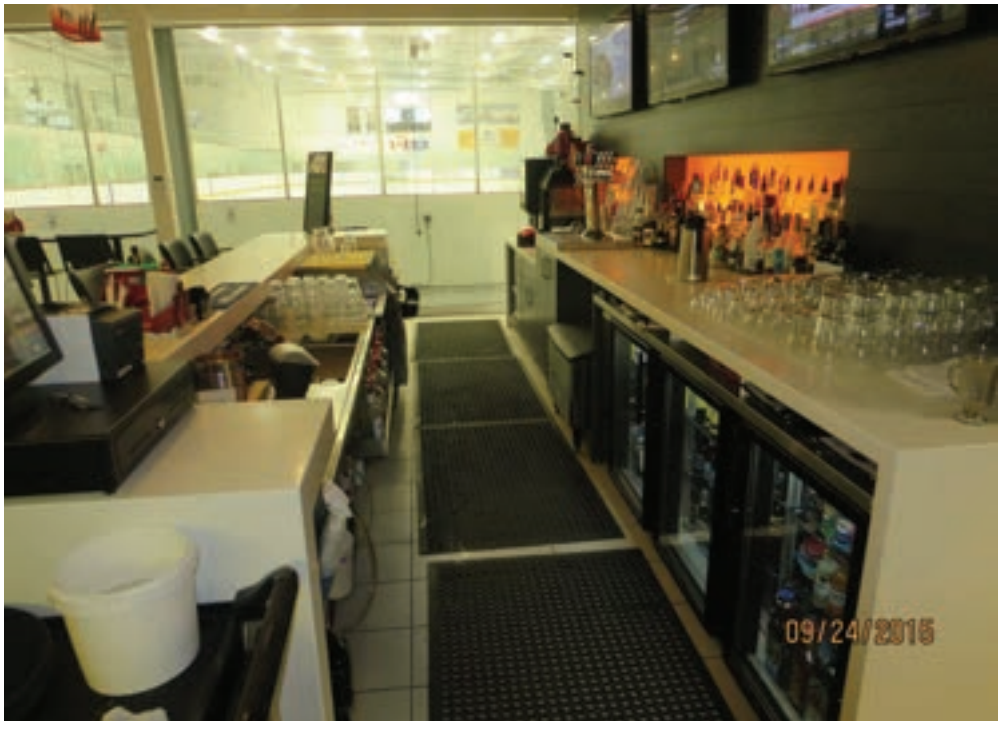

FIG #7.92

FIG #7.93

FIG #7.94

FIG #7.95

FIG #7.96

FIG #7.97

FIG #7.98

FIG #7.99

FIG #7.100

FIG #7.101

FIG #7.102

FIG #7.103

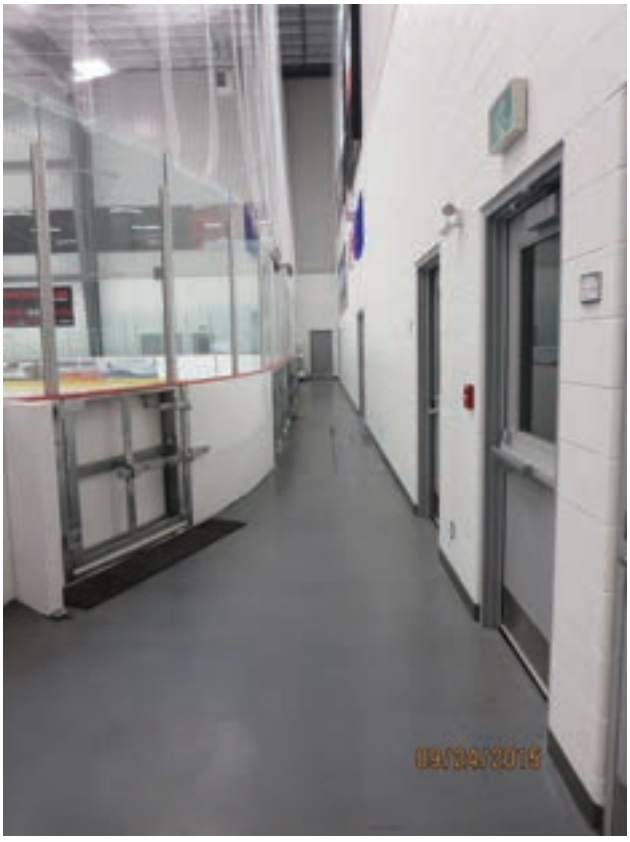

FIG #7.104

FIG #7.105

FIG #7.106

FIG #7.107

FIG #7.108

FIG #7.109

FIG #7.110

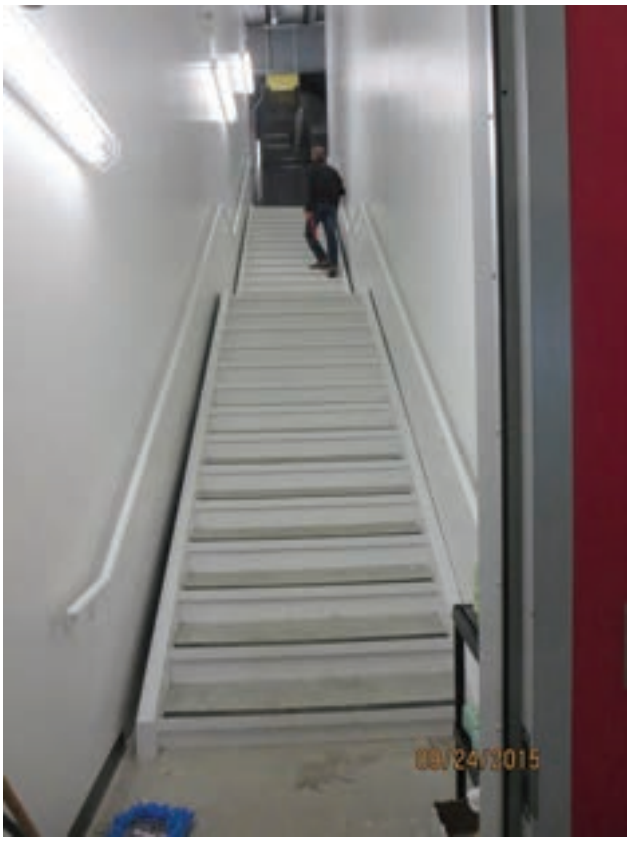

FIG #7.111

FIG #7.112

FIG #7.113

FIG #7.114

FIG #7.115

FIG #7.116

8.0 LEWIS HAWKES PAVILION & DRYSDALE CENTRE PHOTOS

FIG #8.1

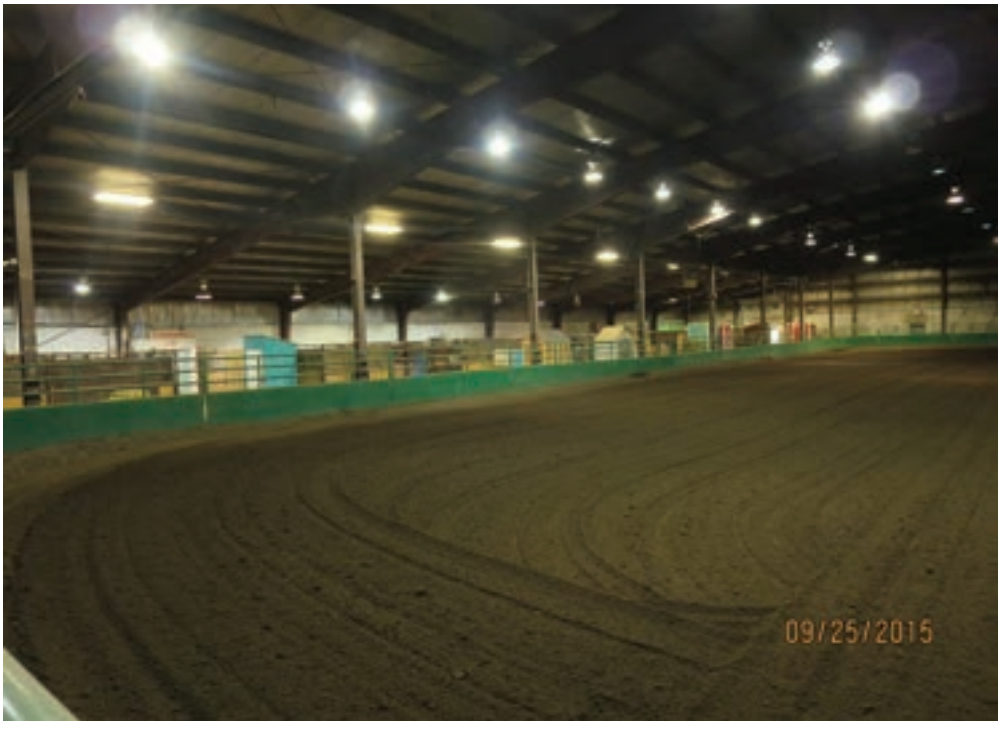

FIG #8.2

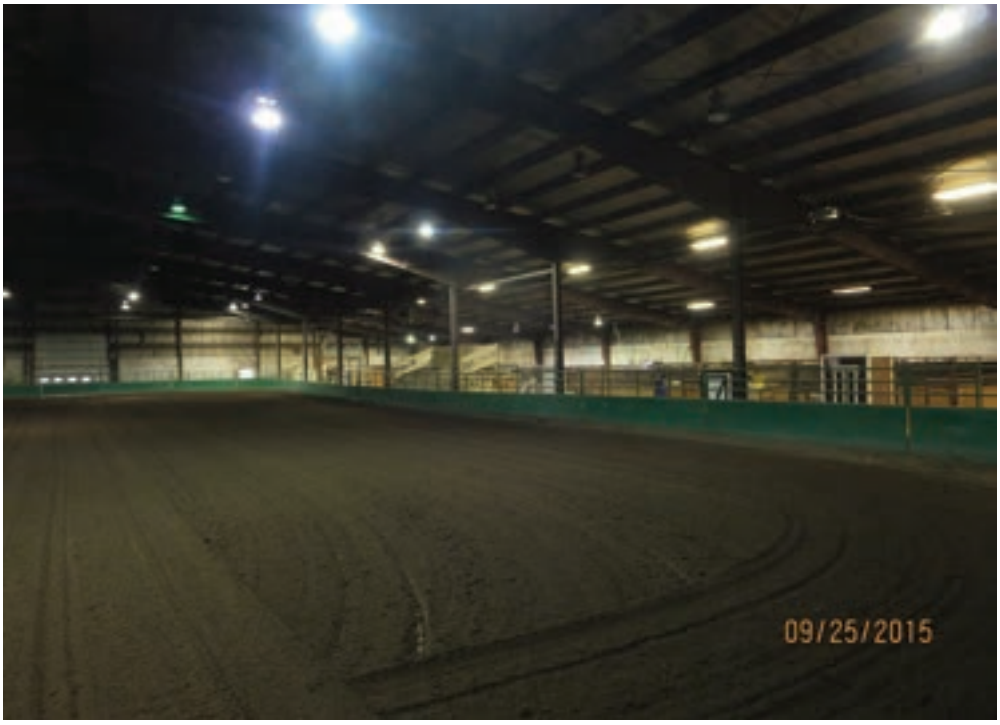

FIG #8.2

FIG #8.3

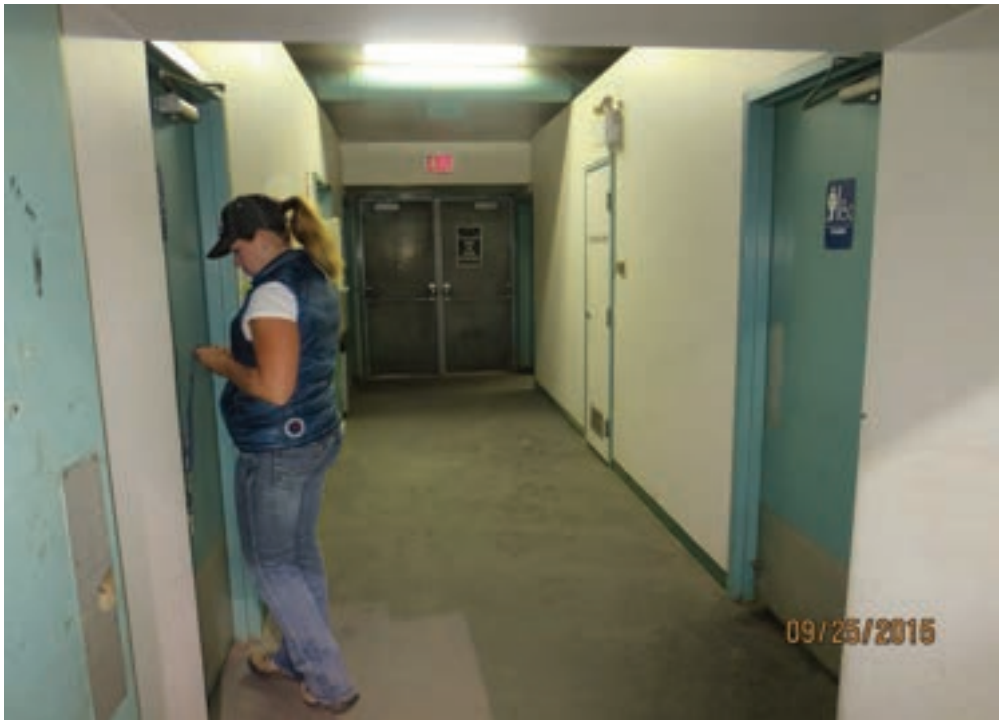

FIG #8.4

FIG #8.5

FIG #8.6

FIG #8.7

FIG #8.8

FIG #8.9

FIG #8.10

FIG #8.11

FIG #8.12

FIG #8.13

FIG #8.14

FIG #8.15

FIG #8.16

FIG #8.17

FIG #8.18

FIG #8.19

FIG #8.20

FIG #8.21

FIG #8.22

FIG #8.23

FIG #8.24

FIG #8.25

FIG #8.26

FIG #8.27

FIG #8.28

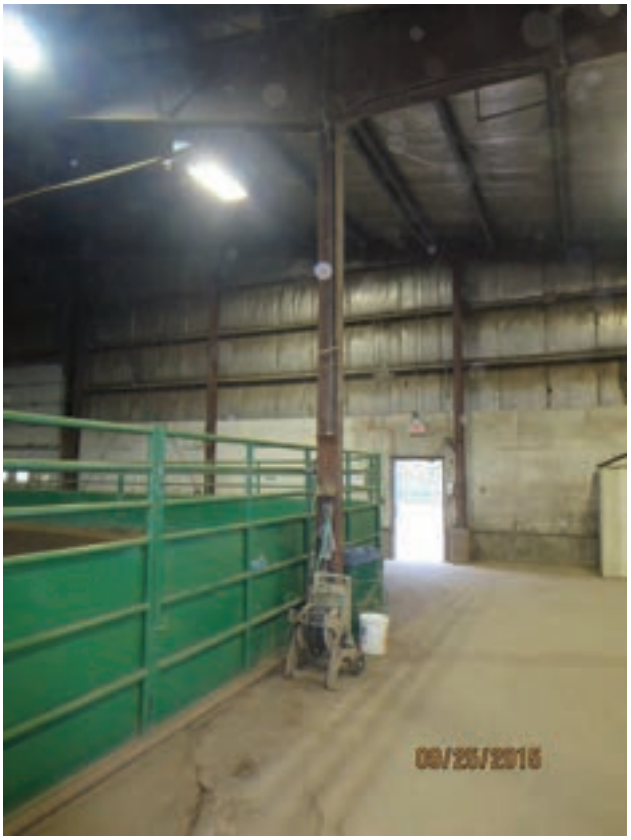

FIG #8.29

FIG #8.30

FIG #8.31

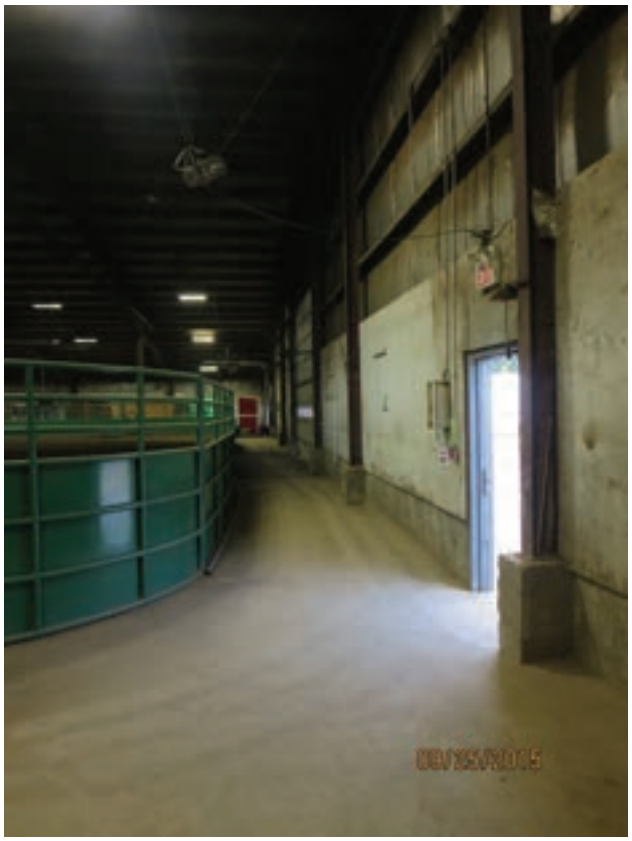

FIG #8.32

FIG #8.33

FIG #8.34

FIG #8.35

FIG #8.36

FIG #8.37

FIG #8.38

FIG #8.39

FIG #8.40

FIG #8.41

FIG #8.42

FIG #8.43

FIG #8.44

FIG #8.45

FIG #8.46

FIG #8.47

FIG #8.48

FIG #8.49

FIG #8.50

FIG #8.51

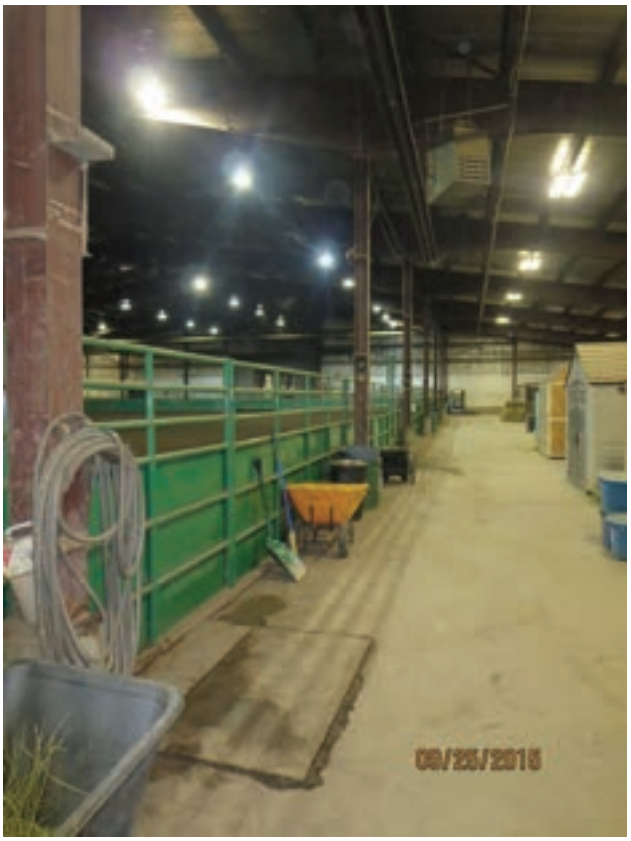

FIG #8.52

FIG #8.53

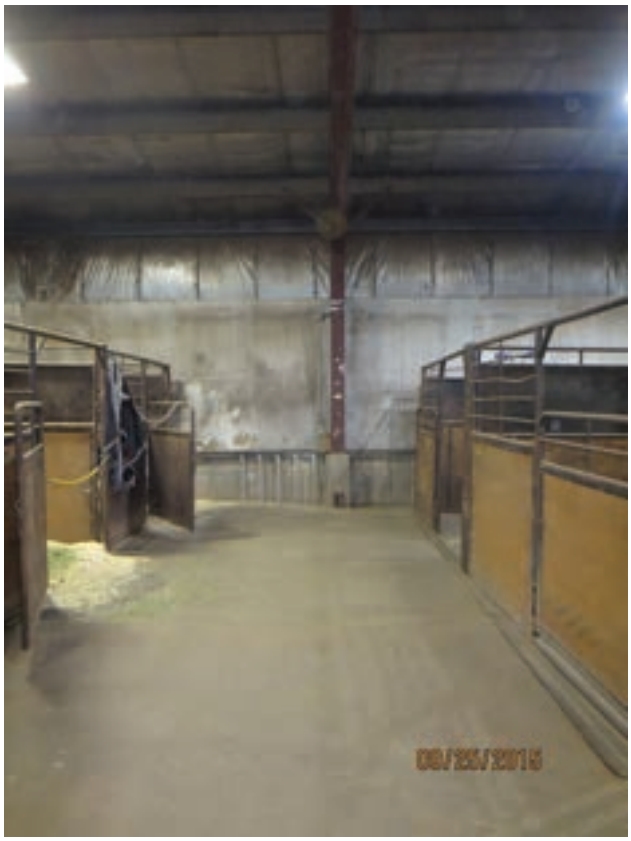

FIG #8.54

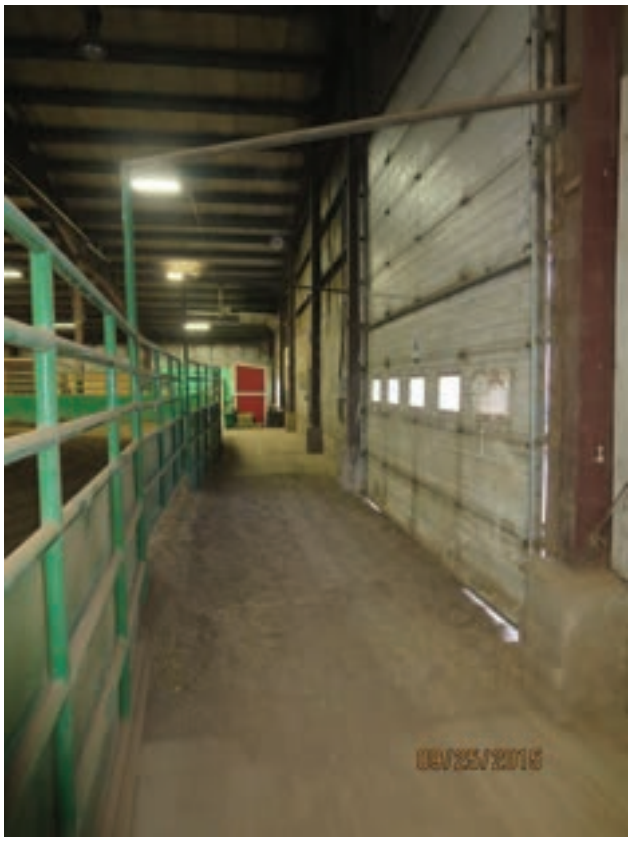

FIG #8.55

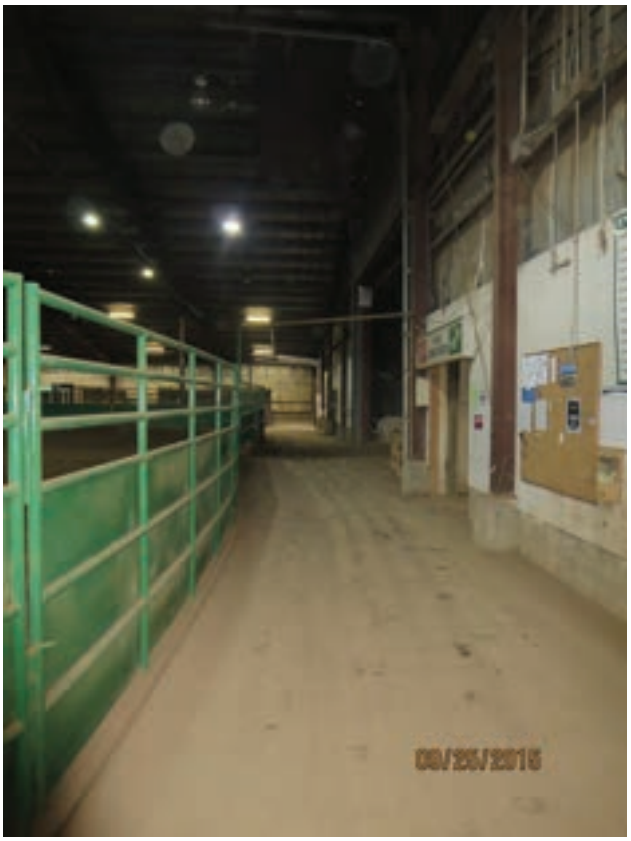

FIG #8.56

FIG #8.57

FIG #8.58

FIG #8.59

FIG #8.60

FIG #8.61

FIG #8.62

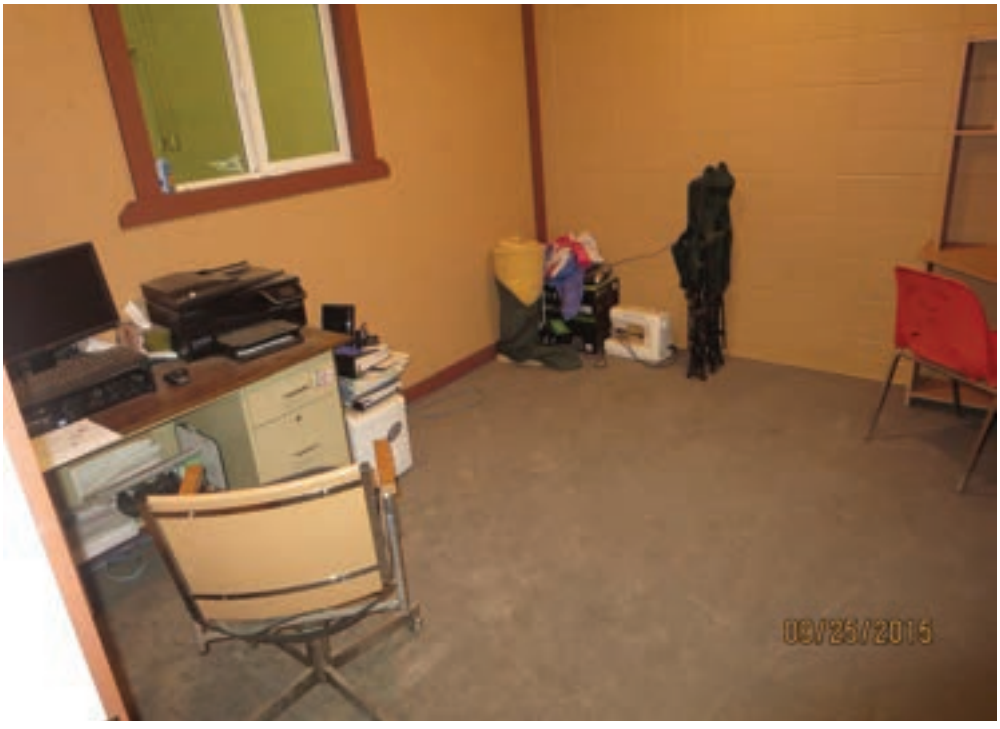

FIG #8.63

FIG #8.64

FIG #8.65

FIG #8.66

FIG #8.67

FIG #8.68

FIG #8.69

9.0 DAVE BARR COMMUNITY CENTRE PHOTOS

FIG #9.1

FIG #9.2

FIG #9.3

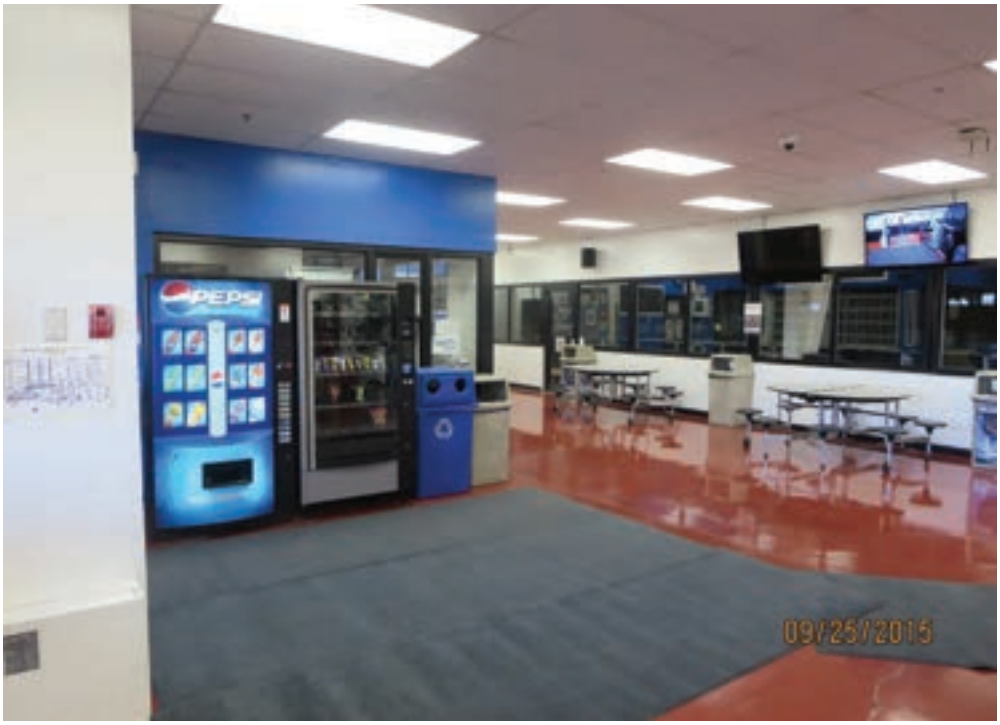

FIG #9.4

FIG #9.5

FIG #9.6

FIG #9.7

FIG #9.8

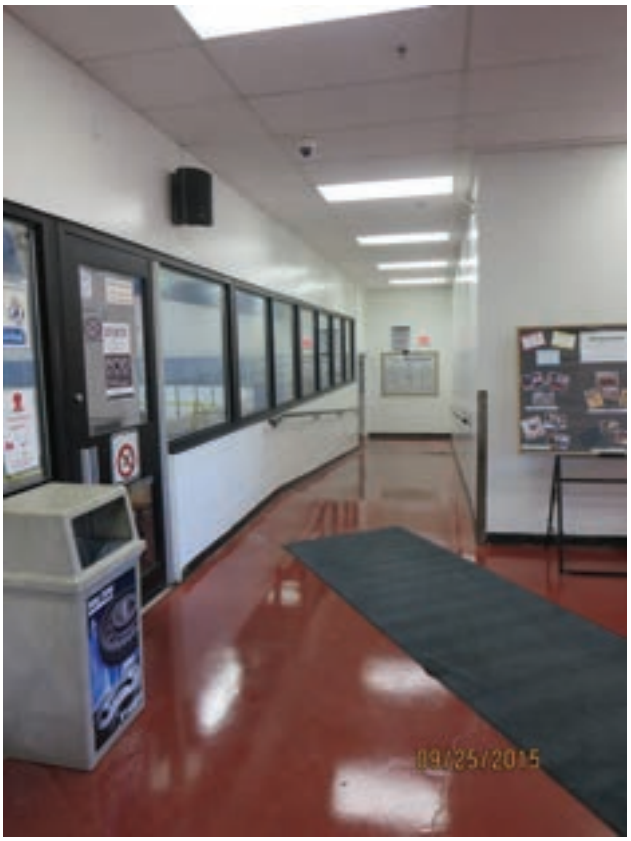

FIG #9.9

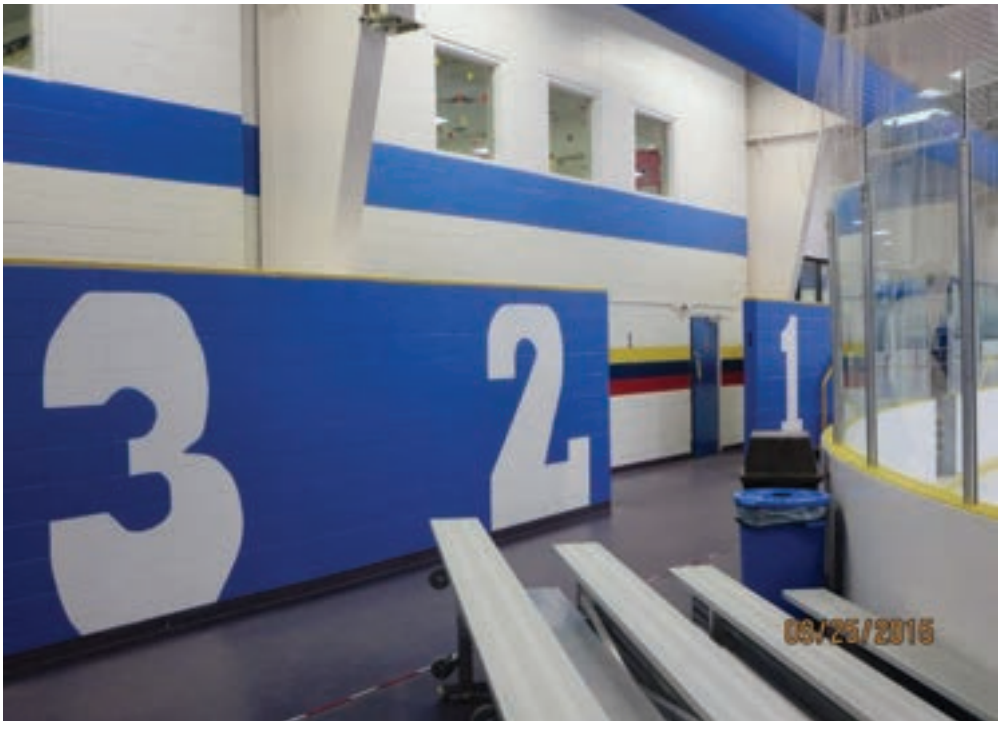

FIG #9.10

FIG #9.11

FIG #9.12

FIG #9.13

FIG #9.14

FIG #9.15

FIG #9.16

FIG #9.17

FIG #9.18

FIG #9.19

FIG #9.20

FIG #9.21

FIG #9.22

FIG #9.23

FIG #9.24

FIG #9.25

FIG #9.26

FIG #9.27

FIG #9.28

FIG #9.29

FIG #9.30

FIG #9.31

FIG #9.32

FIG #9.33

FIG #9.34

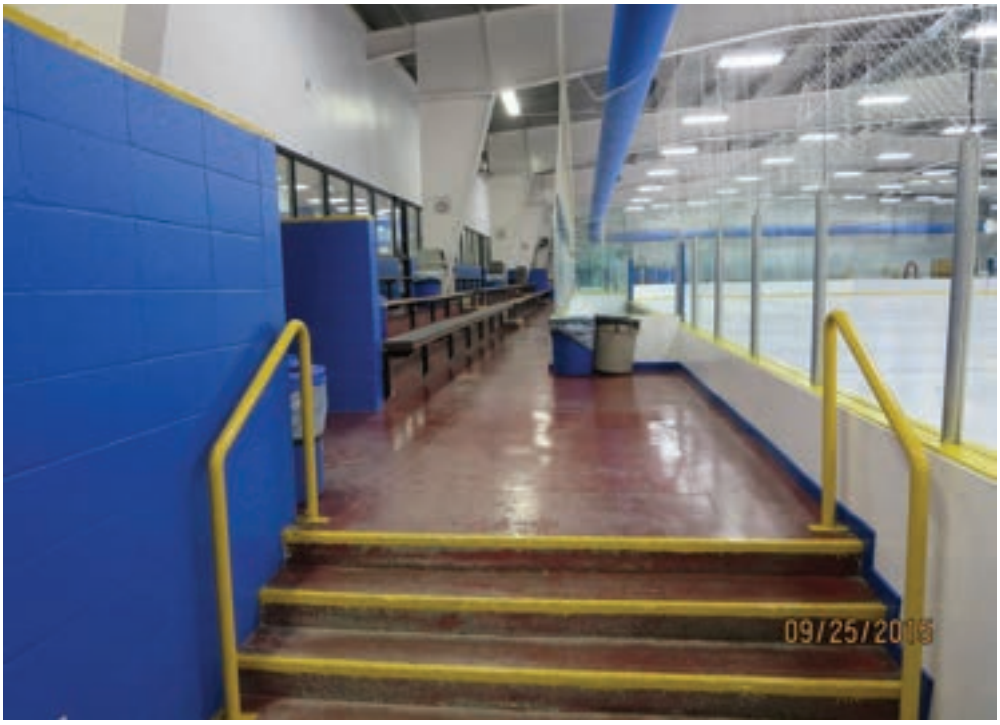

FIG #9.35

FIG #9.36

FIG #9.37

FIG #9.38

FIG #9.39

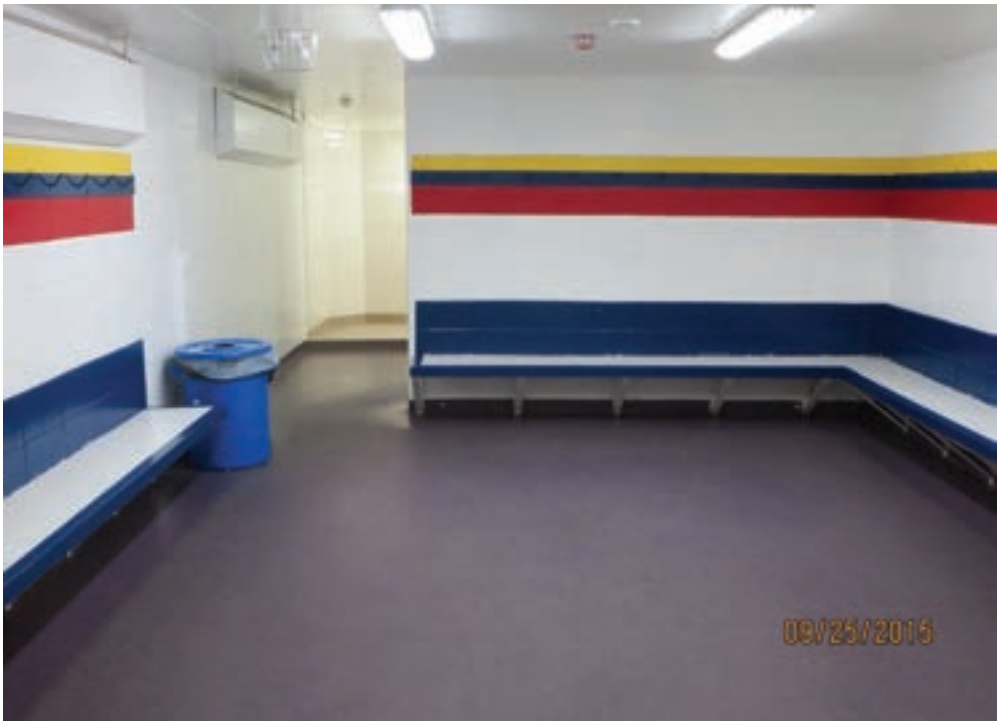

FIG #9.40

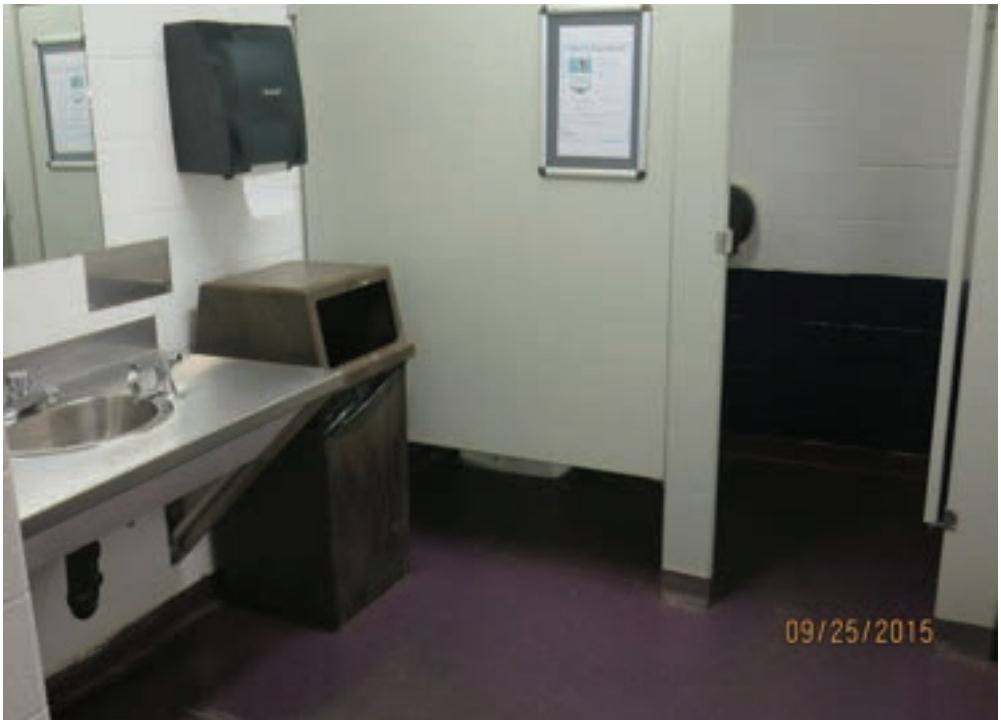

FIG #9.41

FIG #9.42

FIG #9.43

FIG #9.44

FIG #9.45

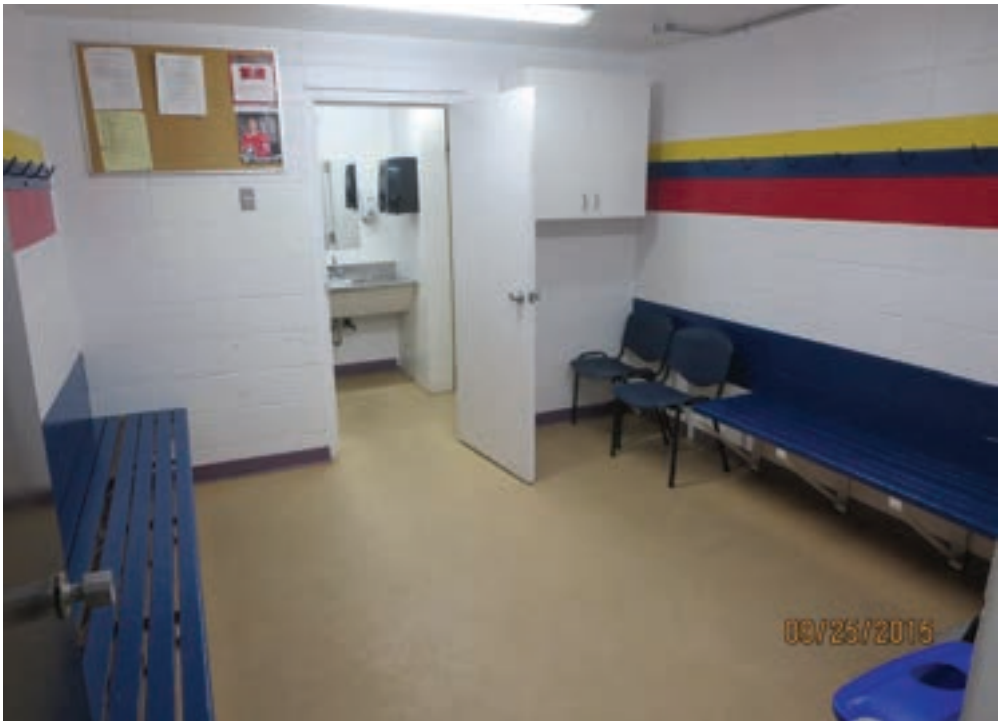

FIG #9.46

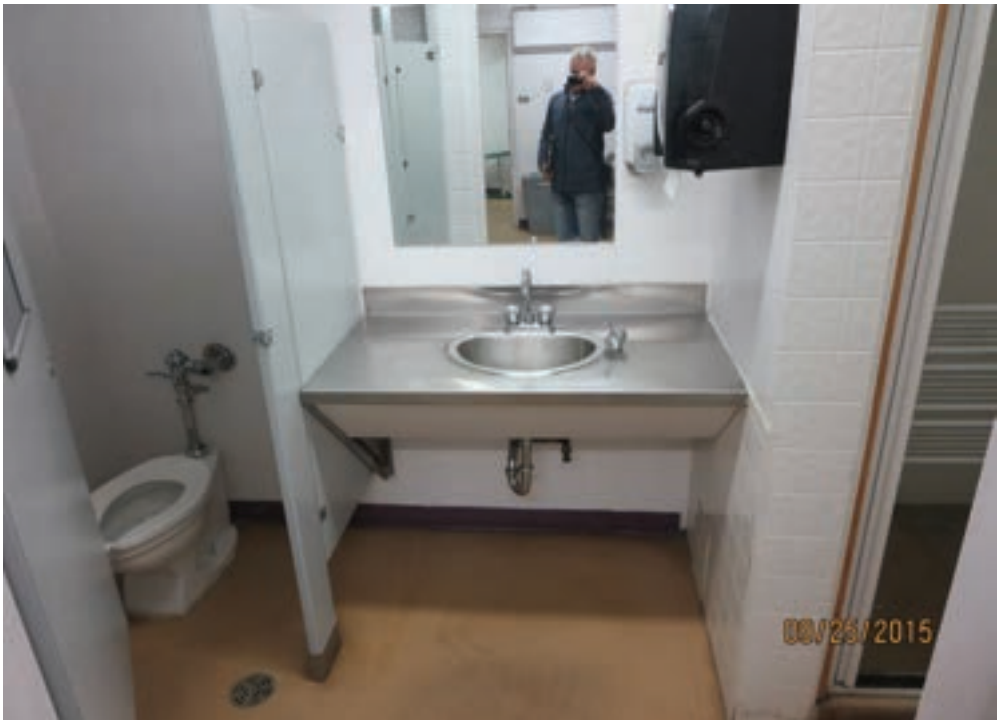

FIG #9.47

FIG #9.48

FIG #9.49

FIG #9.50

FIG #9.51

FIG #9.52

FIG #9.53

FIG #9.54

FIG #9.55

FIG #9.56

FIG #9.57

FIG #9.58

FIG #9.59

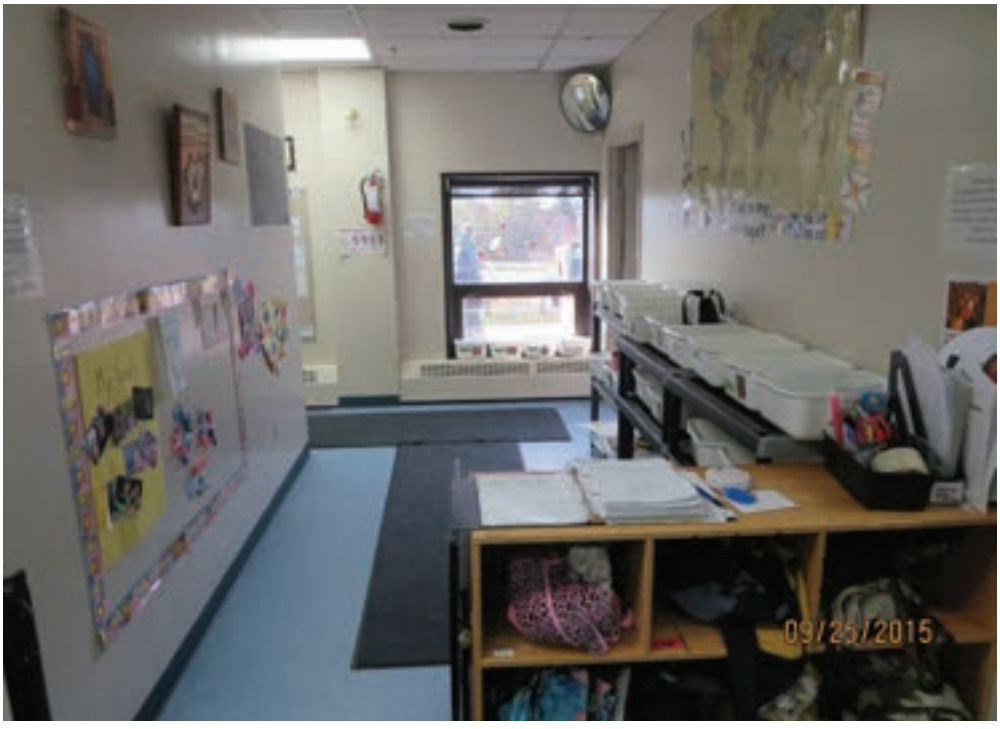

FIG #9.60

FIG #9.61

FIG #9.62

FIG #9.63

FIG #9.64

FIG #9.65

FIG #9.66

FIG #9.67

FIG #9.68

FIG #9.69

FIG #9.70

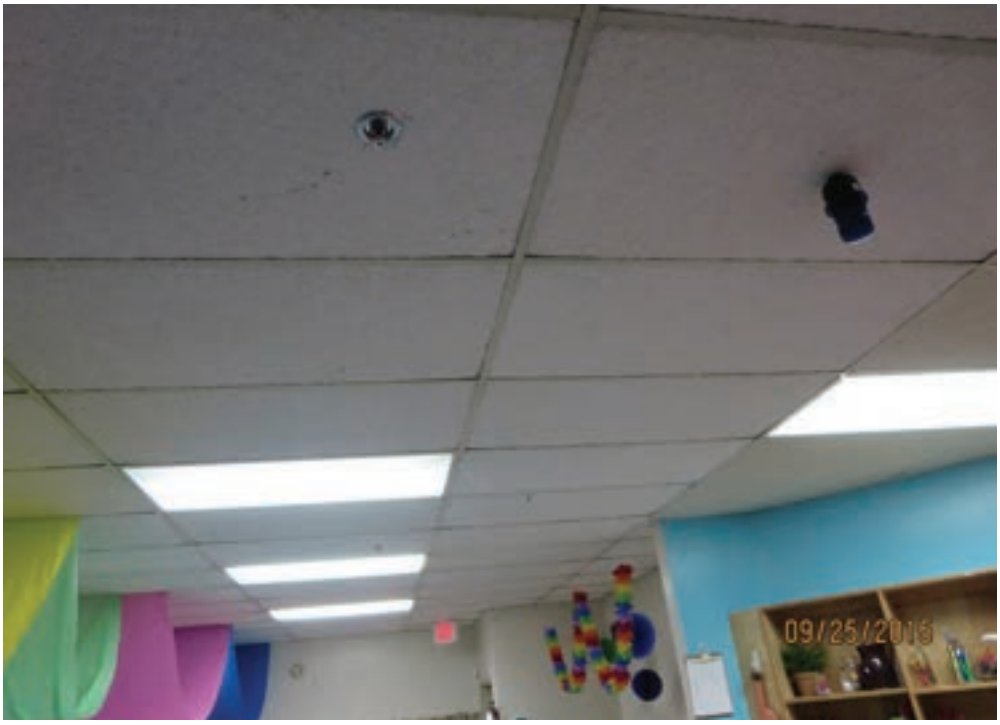

FIG #9.71

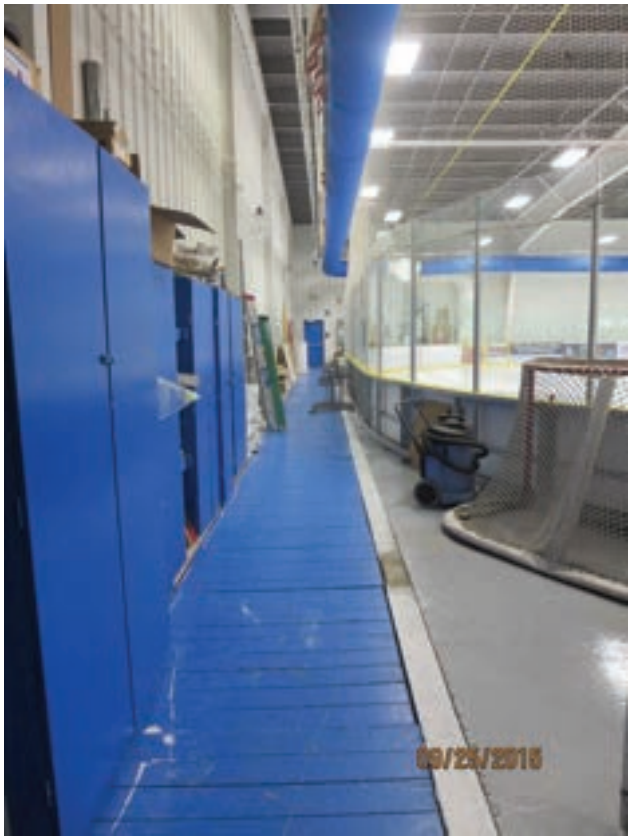

FIG #9.72

FIG #9.73

FIG #9.74

FIG #9.75

FIG #9.76

FIG #9.77

FIG #9.78

FIG #9.79

FIG #9.80

FIG #9.81

FIG #9.82

FIG #9.83

FIG #9.84

FIG #9.85

FIG #9.86

FIG #9.87

FIG #9.88

FIG #9.89

FIG #9.90

FIG #9.91

10.0 COCA-COLA CENTRE PHOTOS

FIG #10.1

FIG #10.2

FIG #10.3

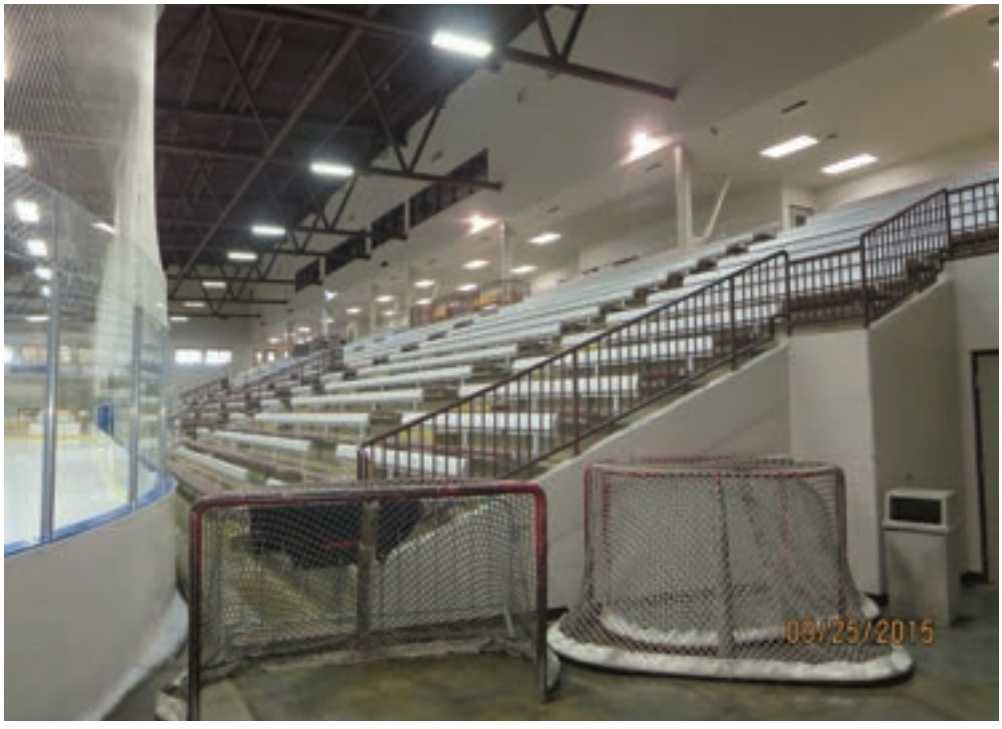

FIG #10.4

FIG #10.5

FIG #10.6

FIG #10.7

FIG #10.8

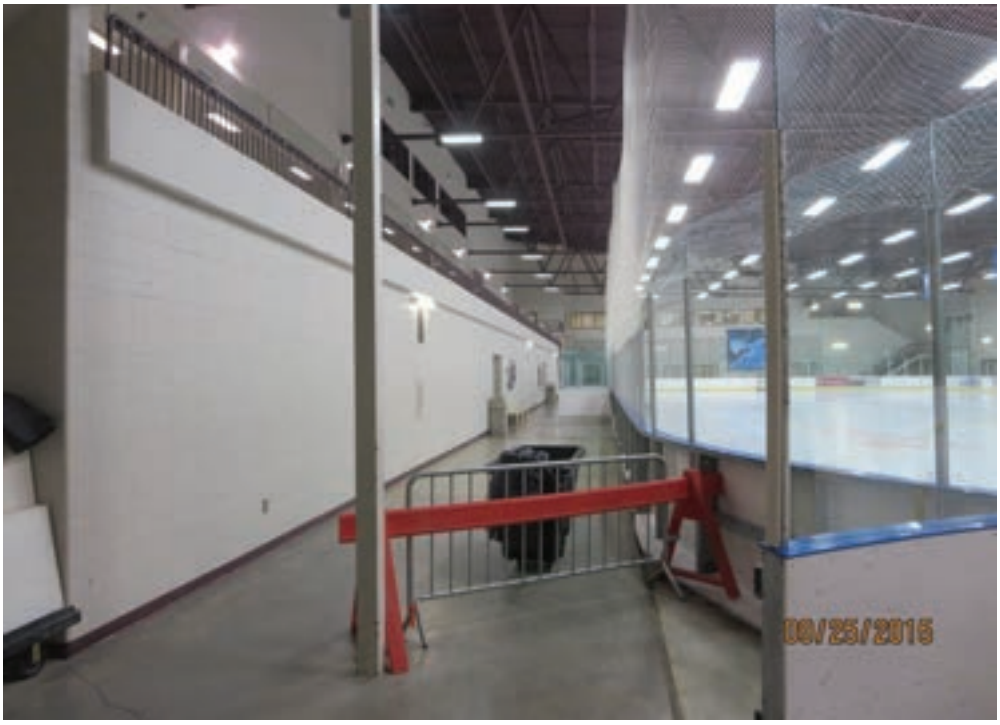

FIG #10.9

FIG #10.10

FIG #10.11

FIG #10.12

FIG #10.13

FIG #10.14

FIG #10.15

FIG #10.16

FIG #10.17

FIG #10.18

FIG #10.19

FIG #10.20

FIG #10.21

FIG #10.22

FIG #10.23

FIG #10.24

FIG #10.25

FIG #10.26

FIG #10.27

FIG #10.28

FIG #10.29

FIG #10.30

FIG #10.31

FIG #10.32

FIG #10.33

FIG #10.34

FIG #10.35

FIG #10.36

FIG #10.37

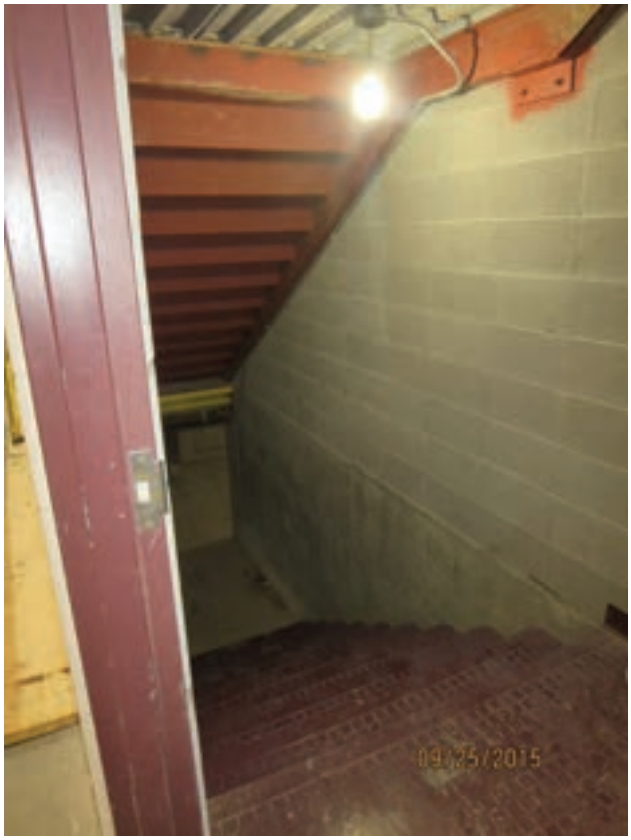

FIG #10.38

FIG #10.39

FIG #10.40

FIG #10.41

FIG #10.42

FIG #10.43

FIG #10.44

FIG #10.45

FIG #10.46

FIG #10.47

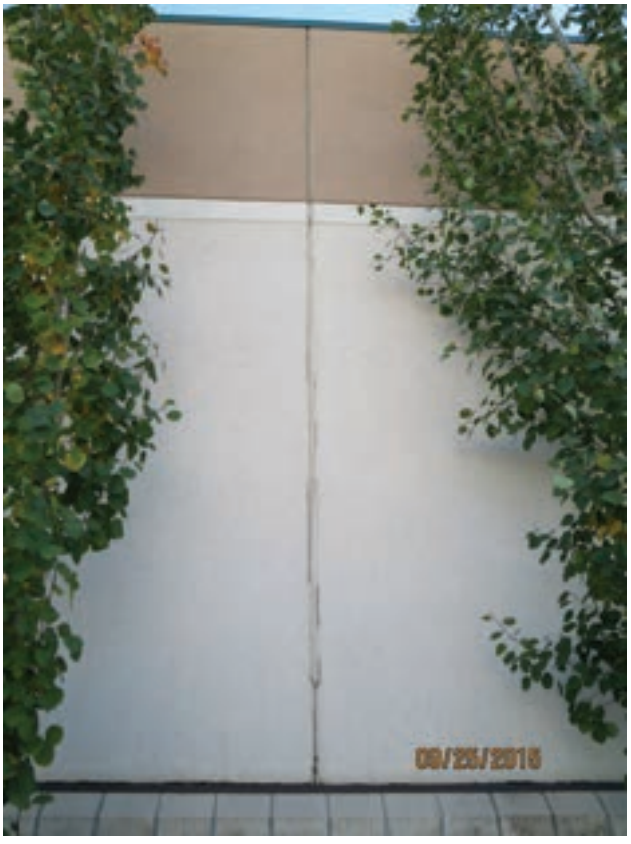

FIG #10.48

FIG #10.49

FIG #10.50

FIG #10.51

FIG #10.52

FIG #10.53

FIG #10.54

FIG #10.55

FIG #10.56

FIG #10.57

FIG #10.58

FIG #10.59

FIG #10.60

FIG #10.61

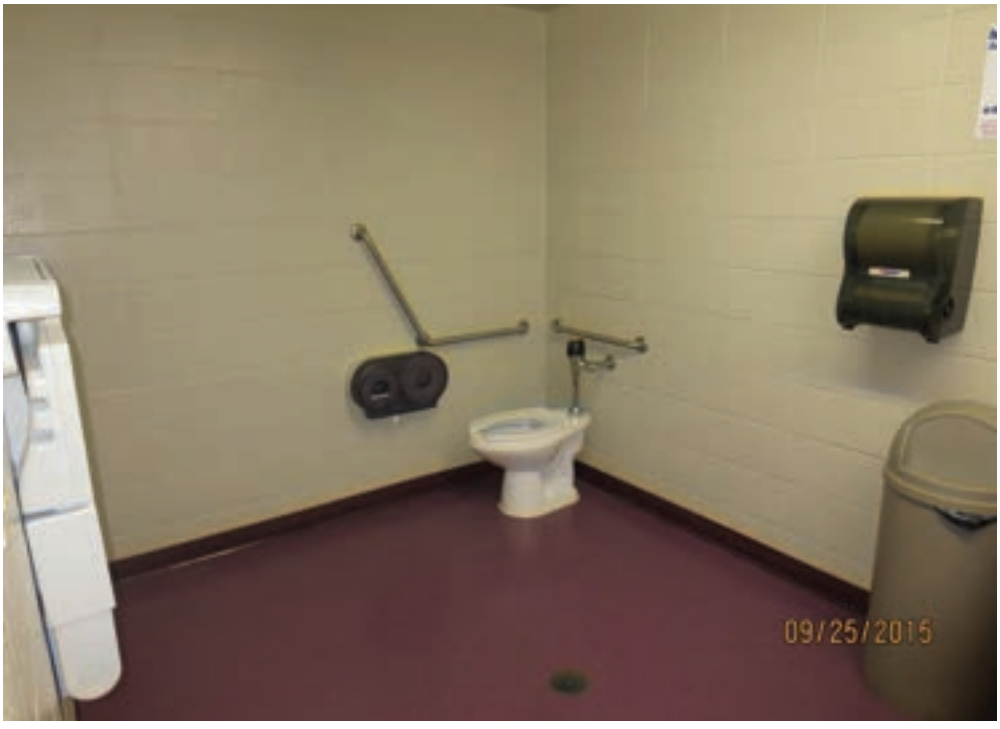

FIG #10.62

FIG #10.63

FIG #10.64

FIG #10.65

FIG #10.66

FIG #10.67

FIG #10.68

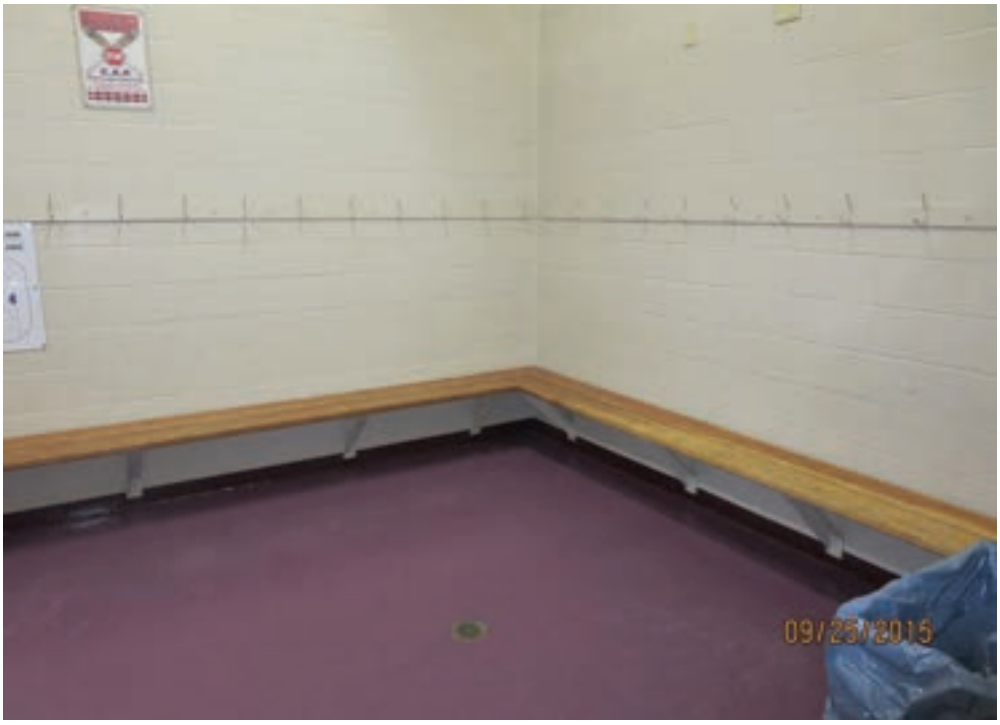

FIG #10.69

FIG #10.70

FIG #10.71

FIG #10.72

FIG #10.73

FIG #10.74

FIG #10.75

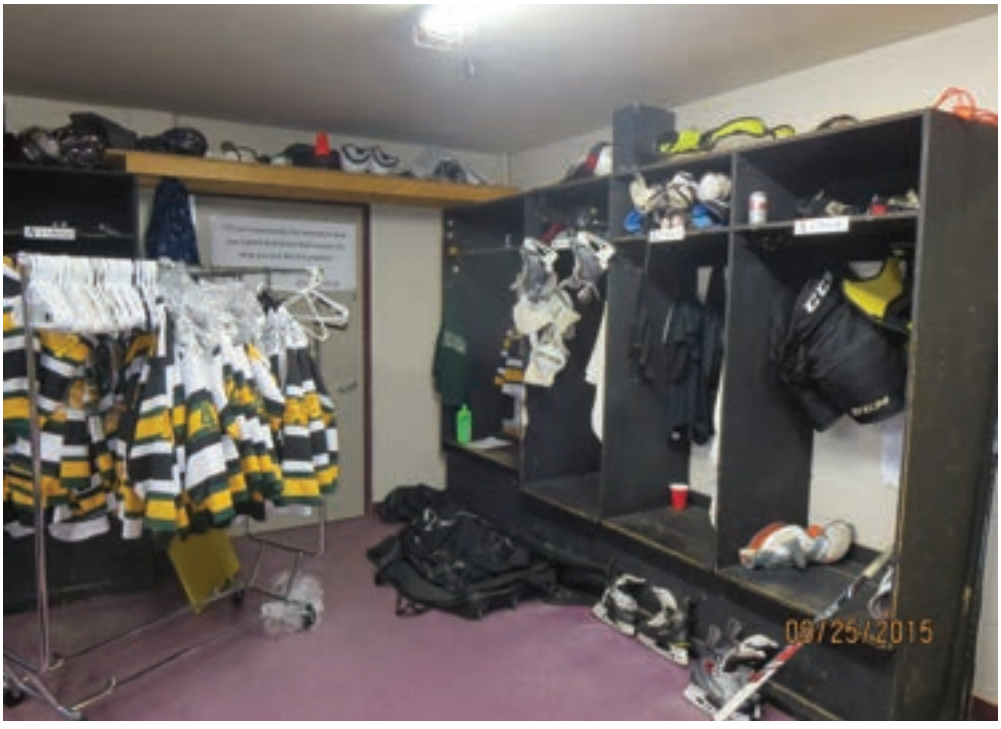

FIG #10.76

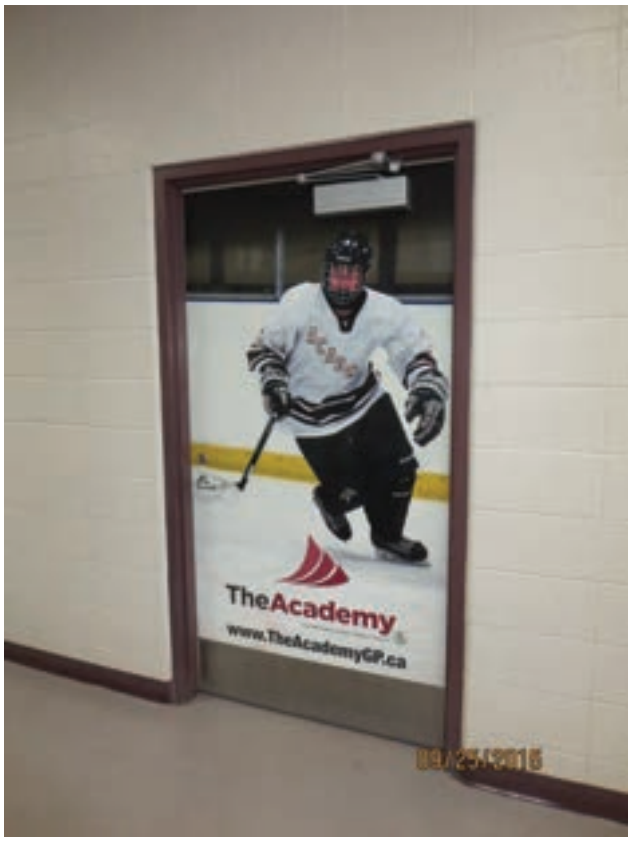

FIG #10.77

FIG #10.78

FIG #10.79

FIG #10.80

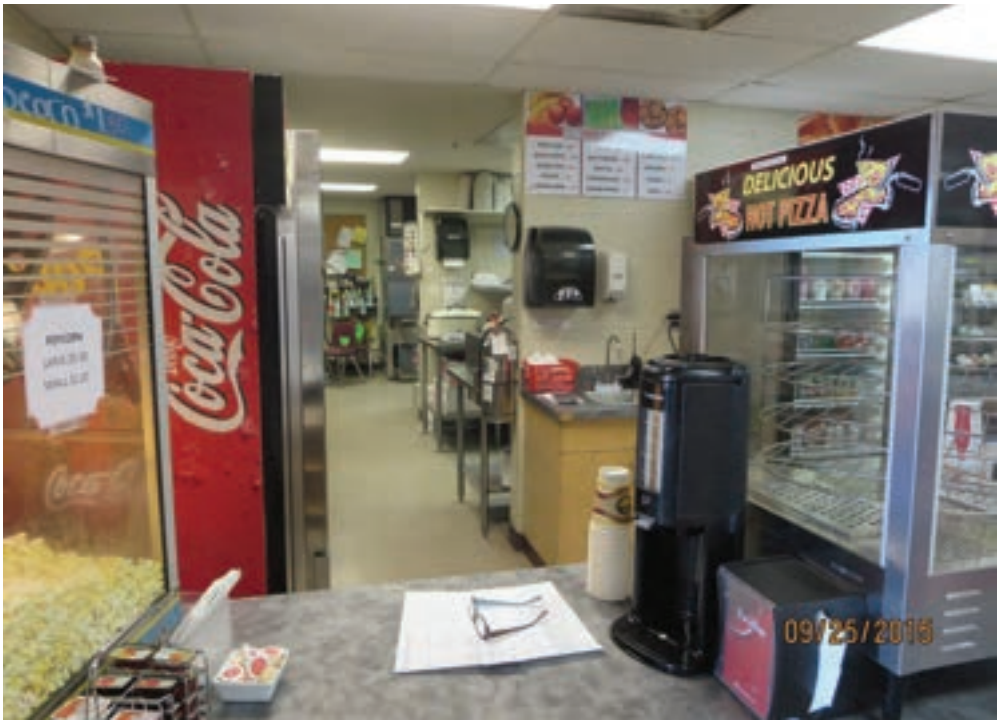

FIG #10.81

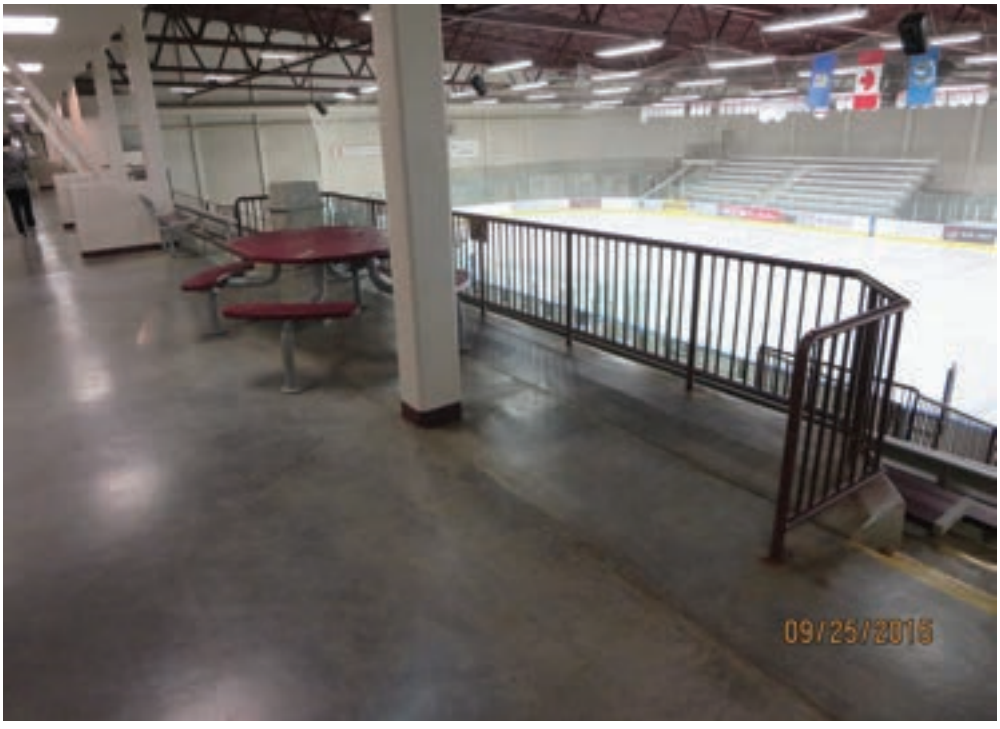

FIG #10.82

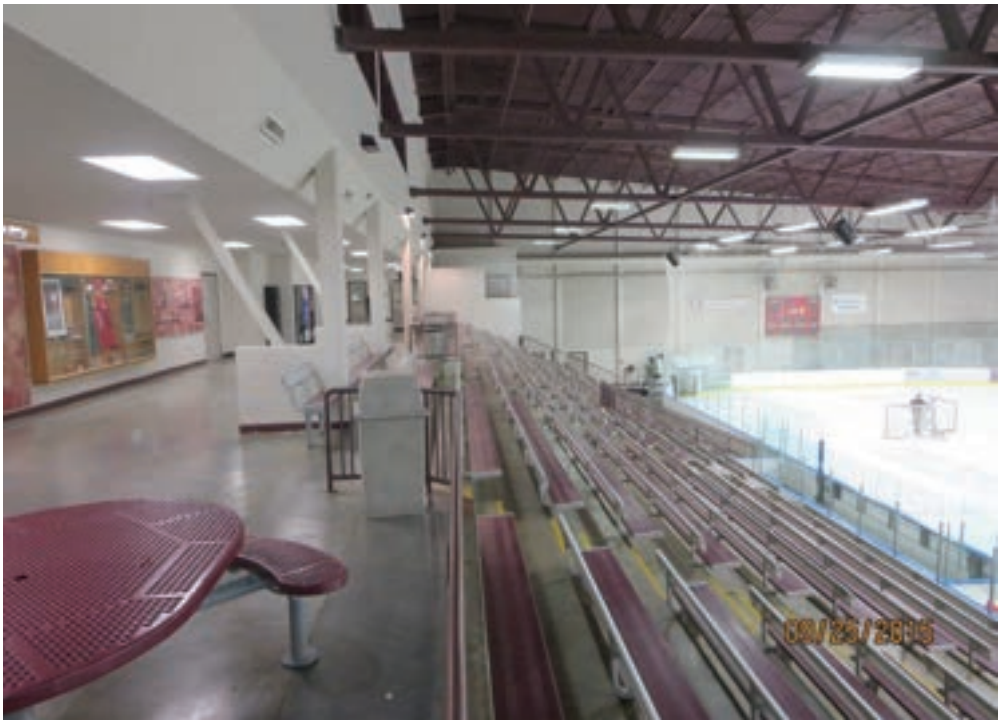

FIG #10.83

FIG #10.84

FIG #10.85

FIG #10.86

FIG #10.87

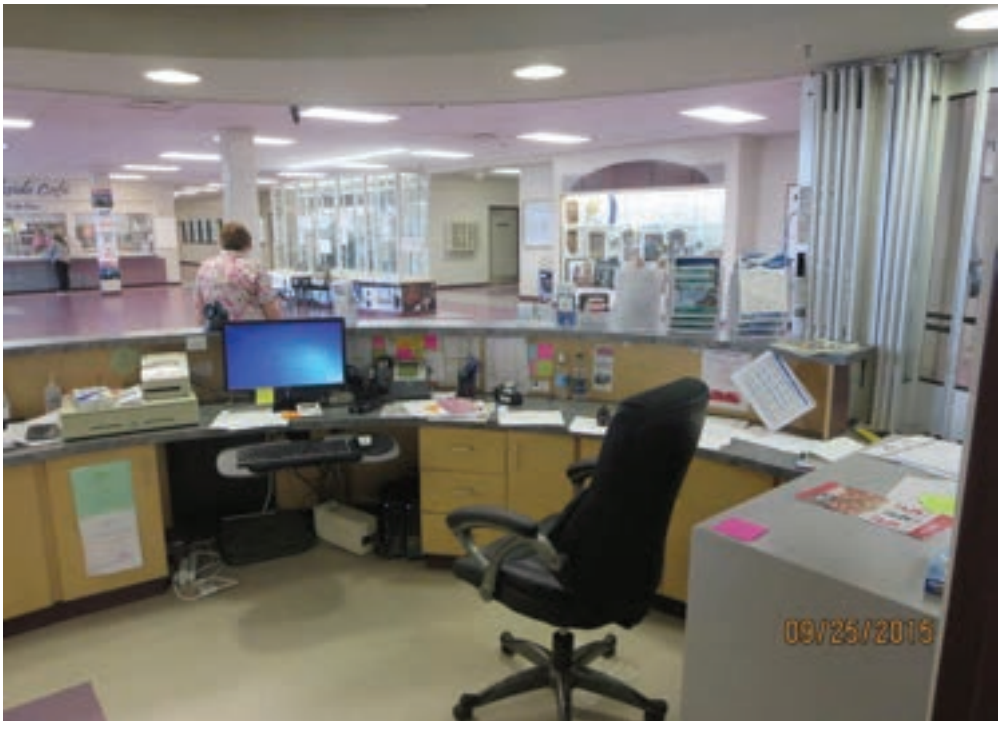

FIG #10.88

FIG #10.89

FIG #10.90

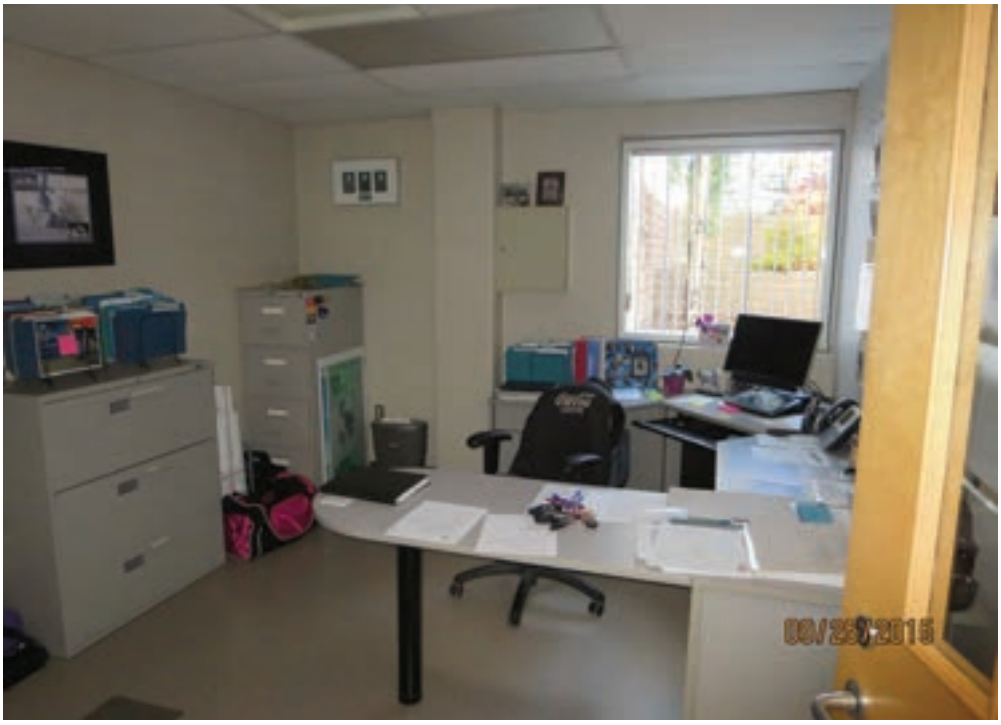

FIG #10.91

FIG #10.92

FIG #10.93

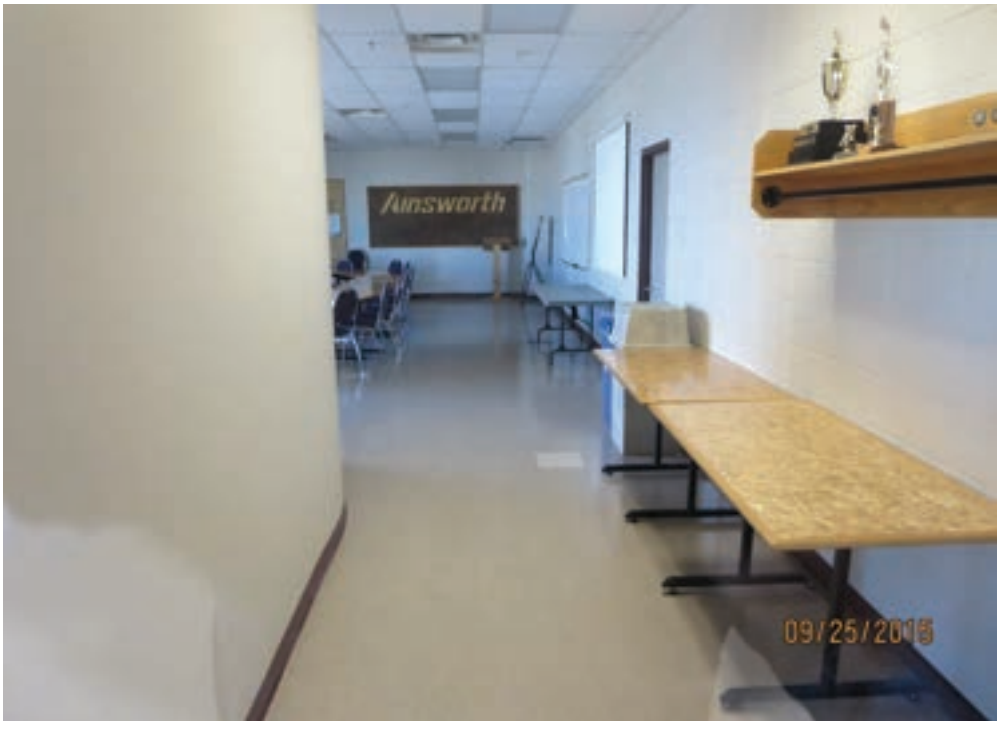

FIG #10.94

FIG #10.95

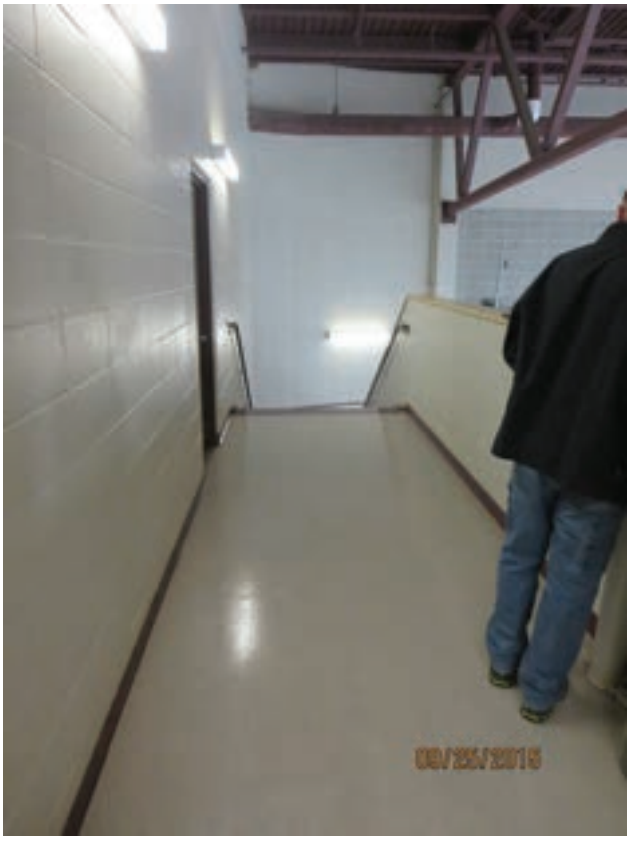

FIG #10.96

FIG #10.97

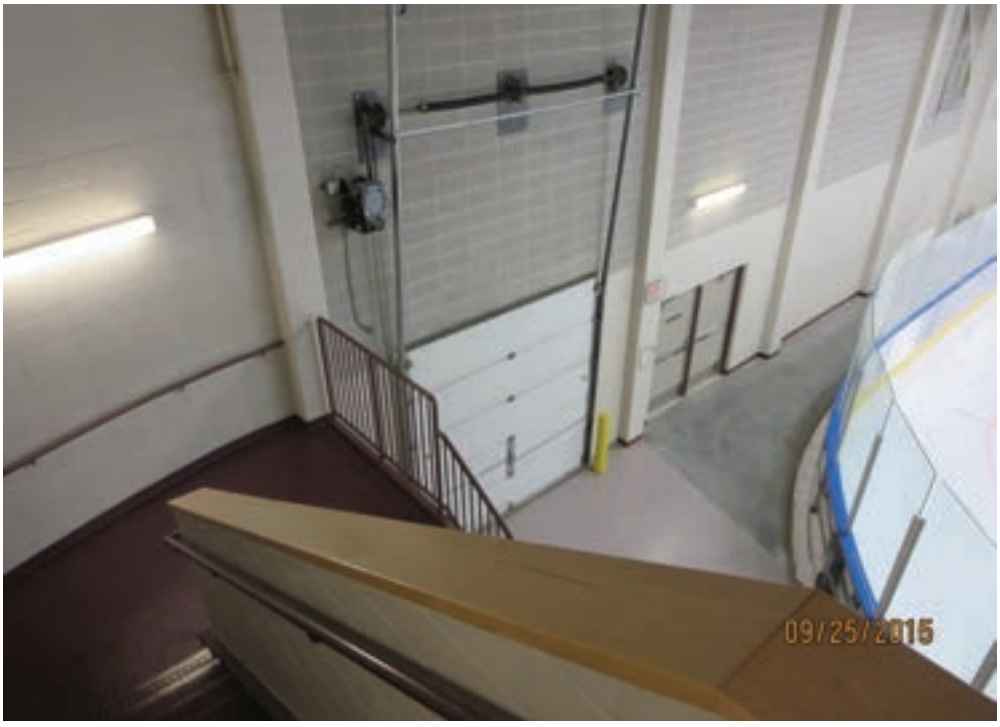

FIG #10.98

FIG #10.99

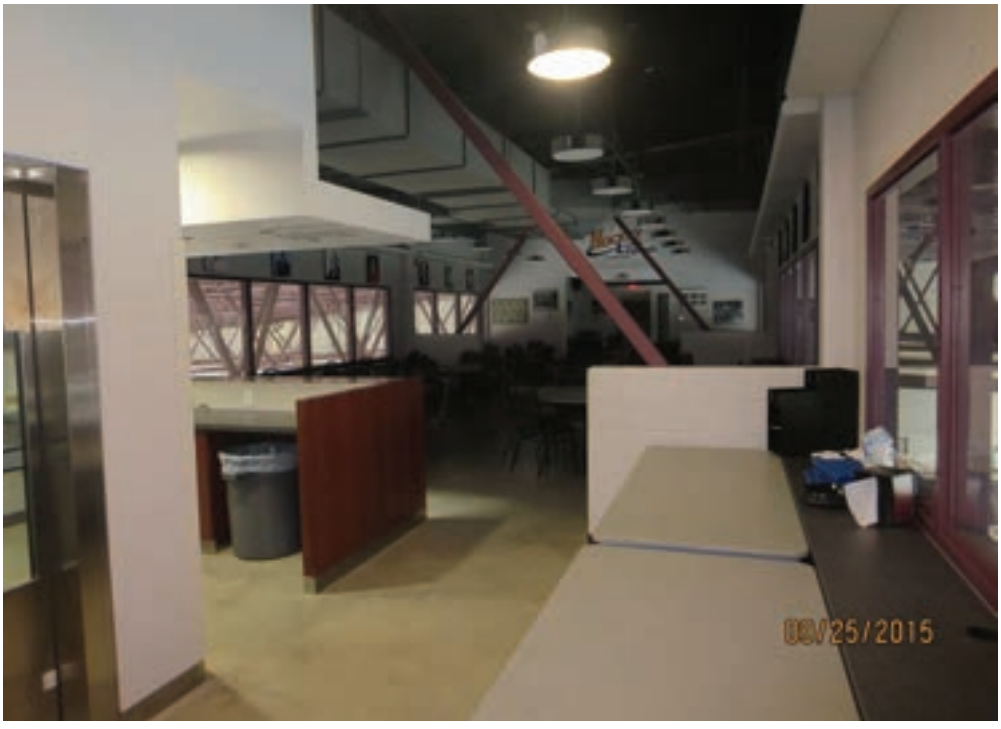

FIG #10.100

FIG #10.101

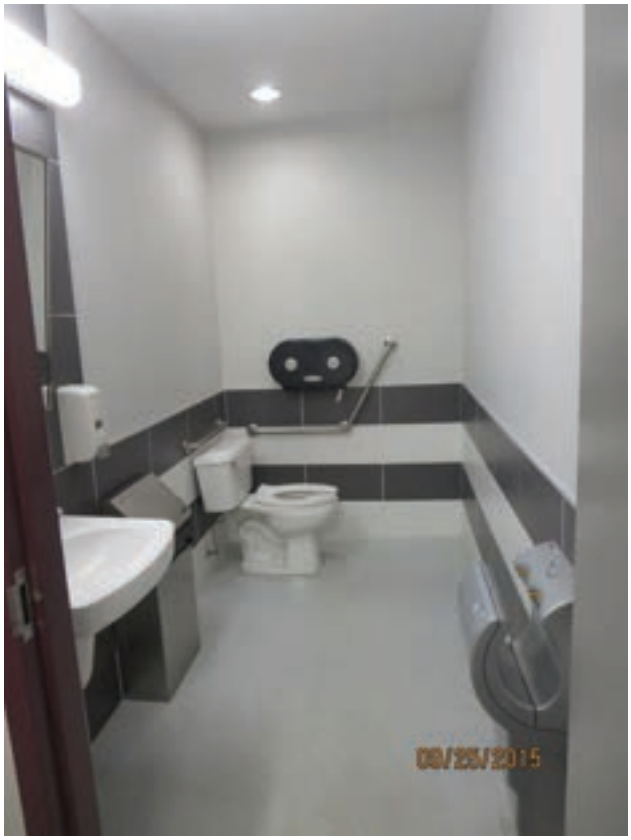

FIG #10.102

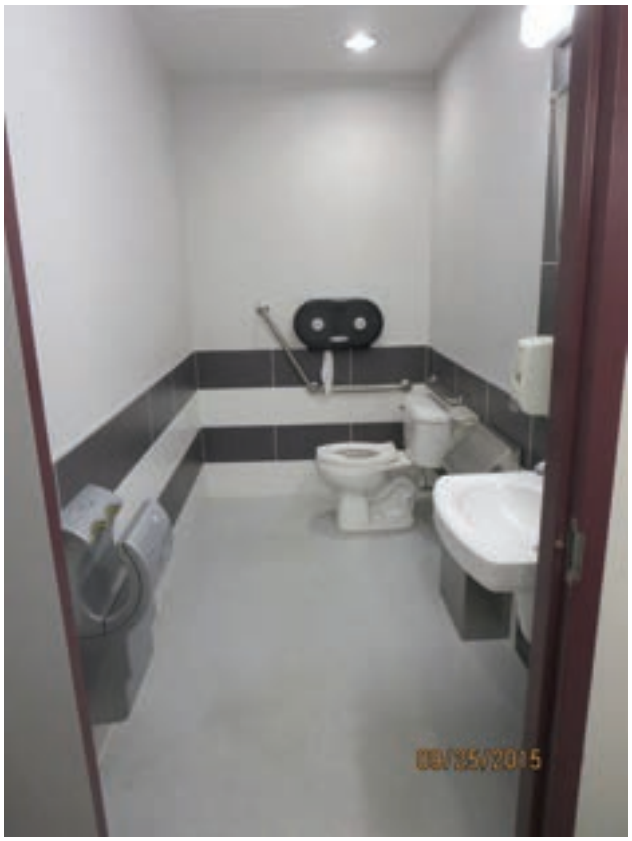

FIG #10.103

FIG #10.104

FIG #10.105

FIG #10.106

FIG #10.107

FIG #10.108

FIG #10.109

FIG #10.110

FIG #10.111

FIG #10.112

FIG #10.113

FIG #10.114

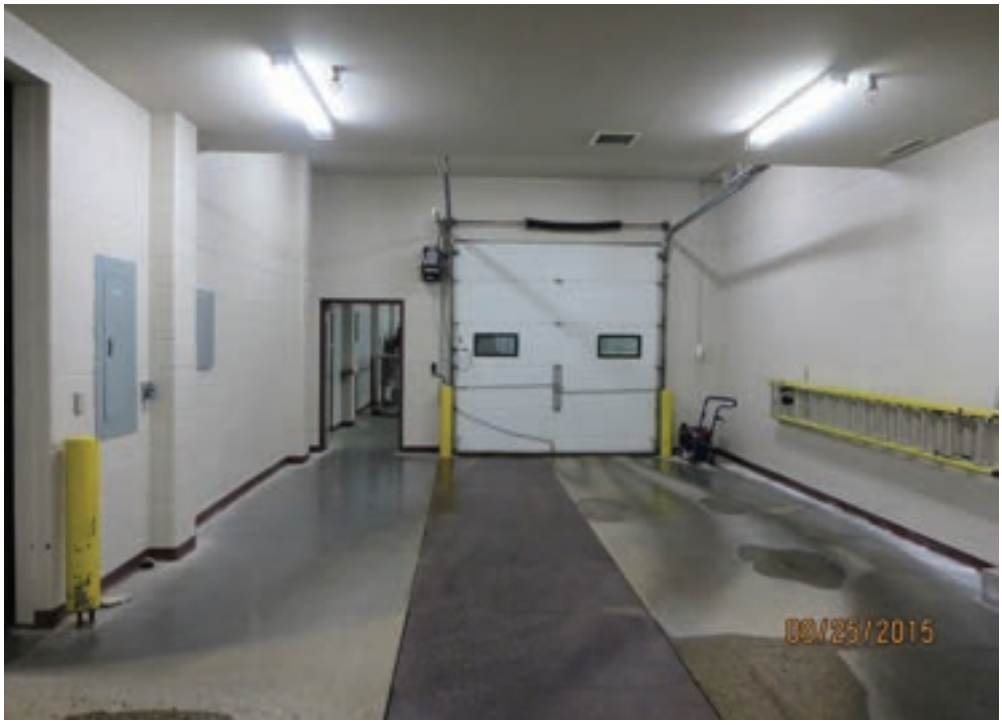

FIG #10.115

FIG #10.116

FIG #10.117

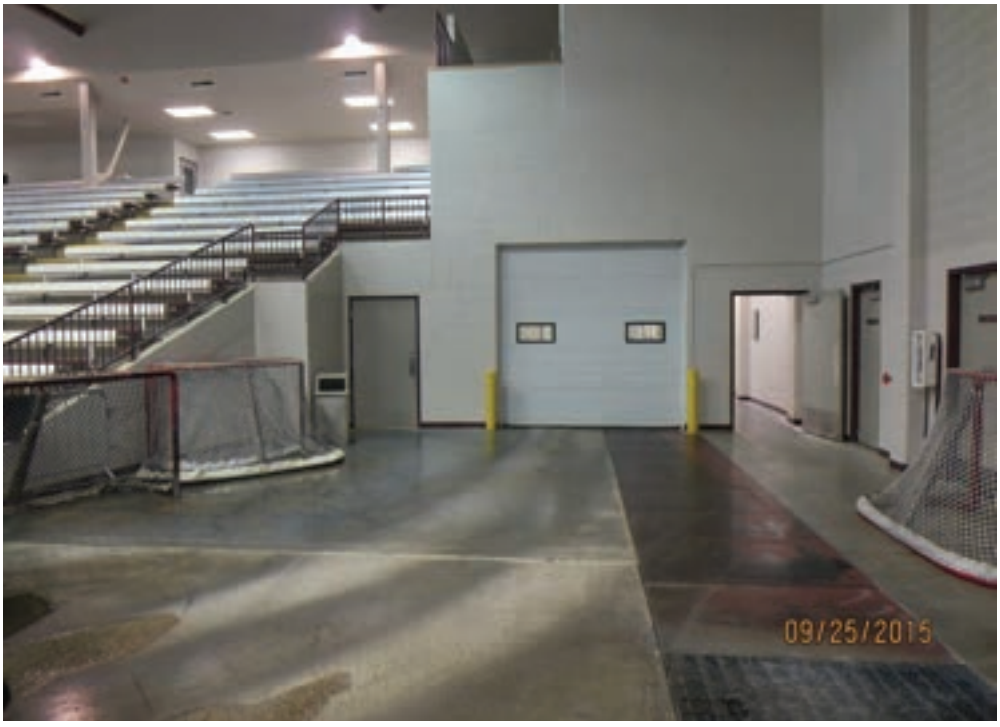

FIG #10.118

FIG #10.119

FIG #10.120

FIG #10.121

FIG #10.122

FIG #10.123

FIG #10.124

FIG #10.125

FIG #10.126

FIG #10.127

FIG #10.128

FIG #10.129

FIG #10.130

FIG #10.131

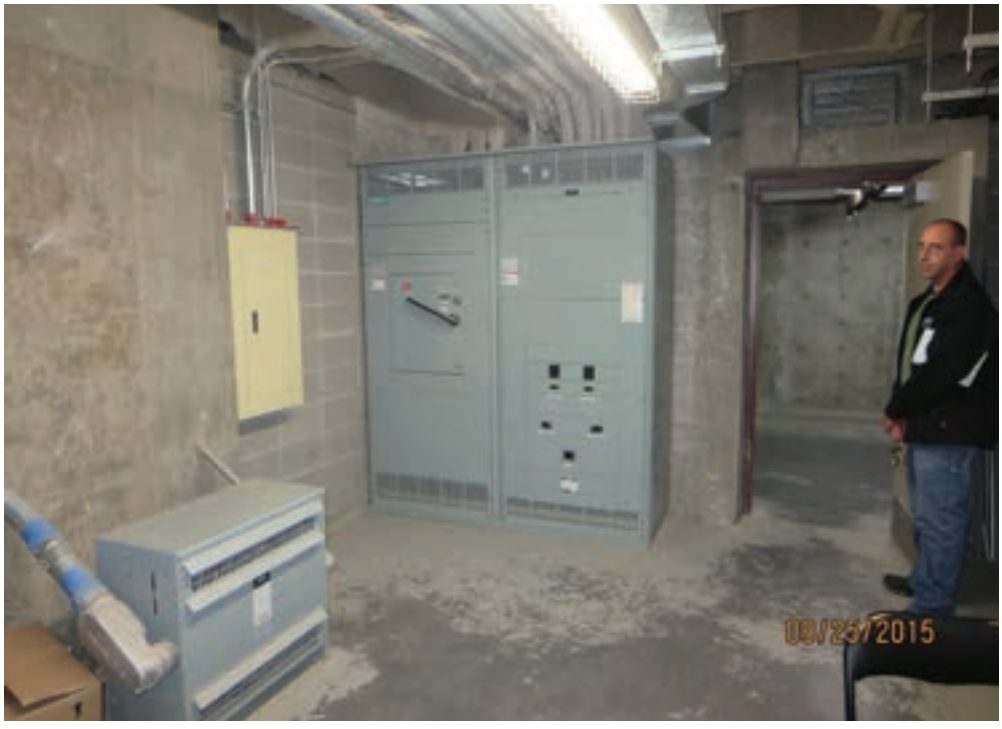

FIG #10.132

FIG #10.133

FIG #10.134

11.0 EASTLINK CENTRE PHOTOS

FIG #11.1

FIG #11.2

FIG #11.3

FIG #11.4

FIG #11.5

FIG #11.6

FIG #11.7

FIG #11.8

FIG #11.9

FIG #11.10

FIG #11.11

FIG #11.12

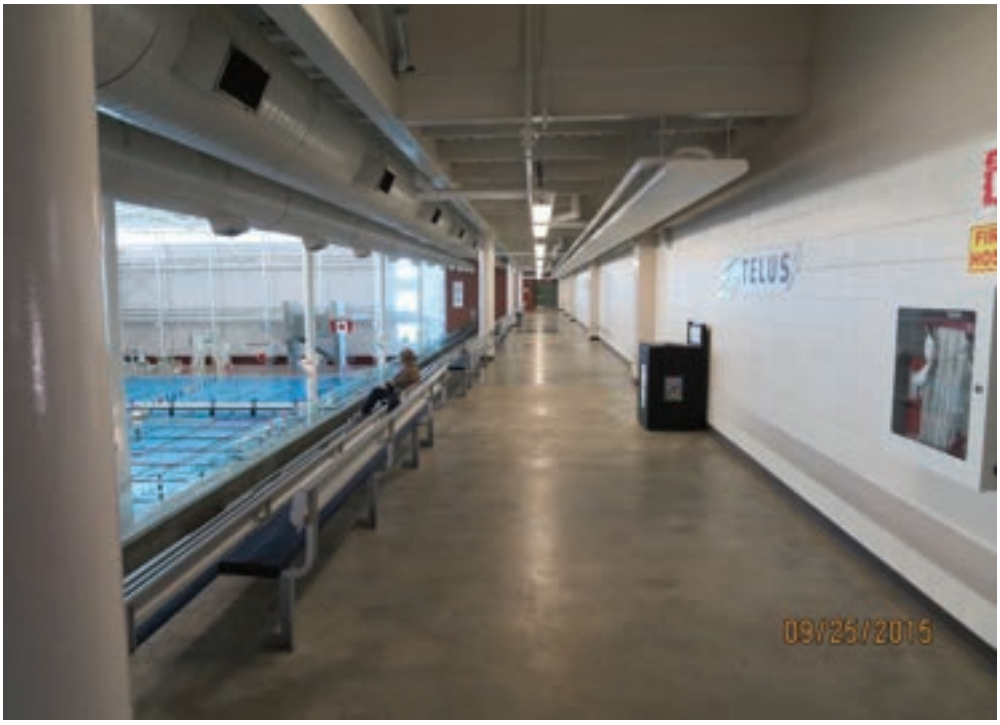

FIG #11.13

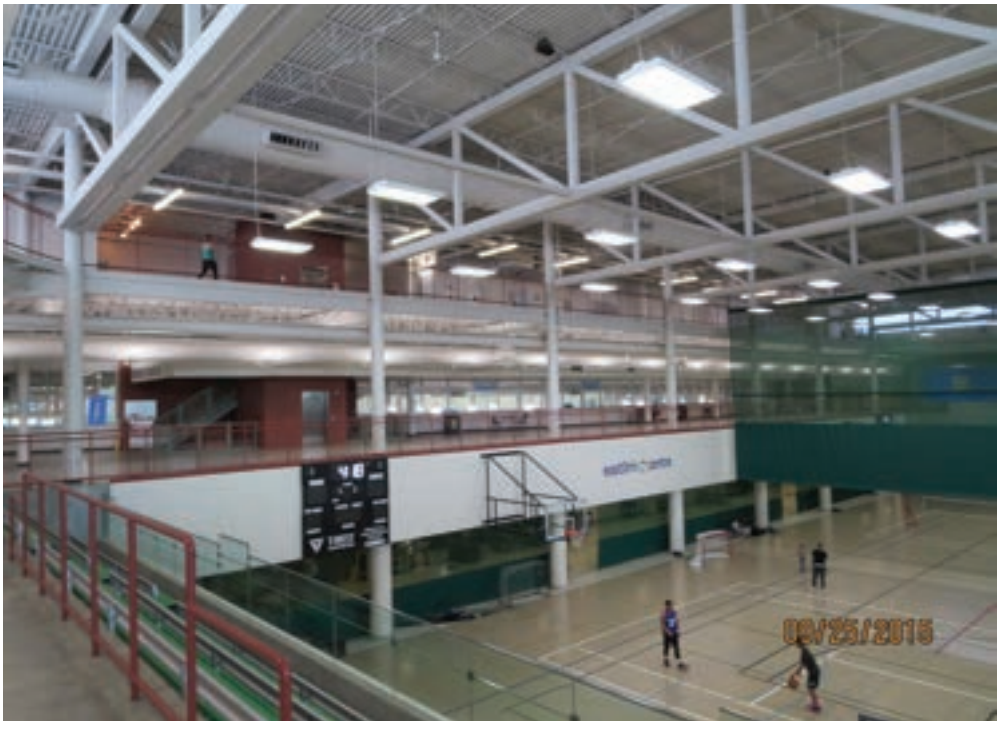

FIG #11.14

FIG #11.15

FIG #11.16

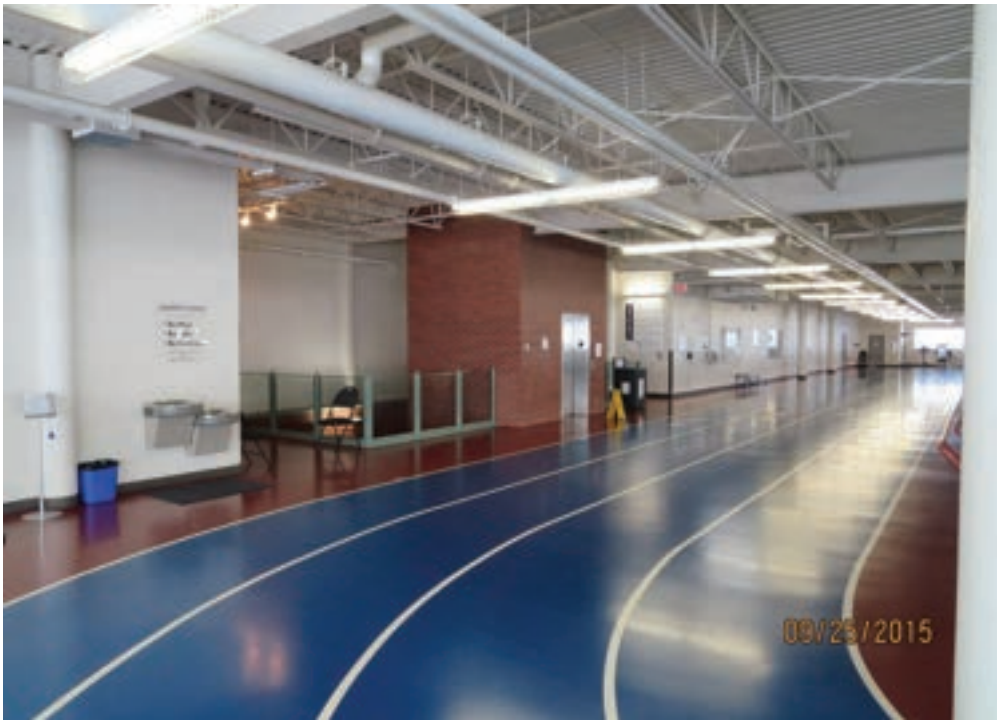

FIG #11.17

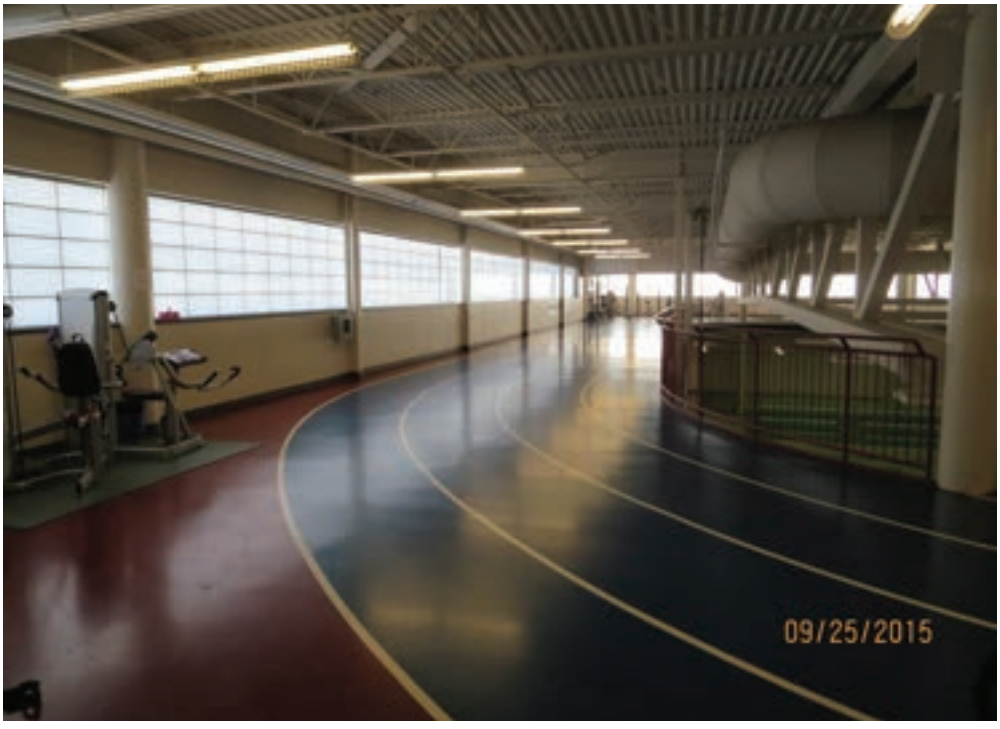

FIG #11.18

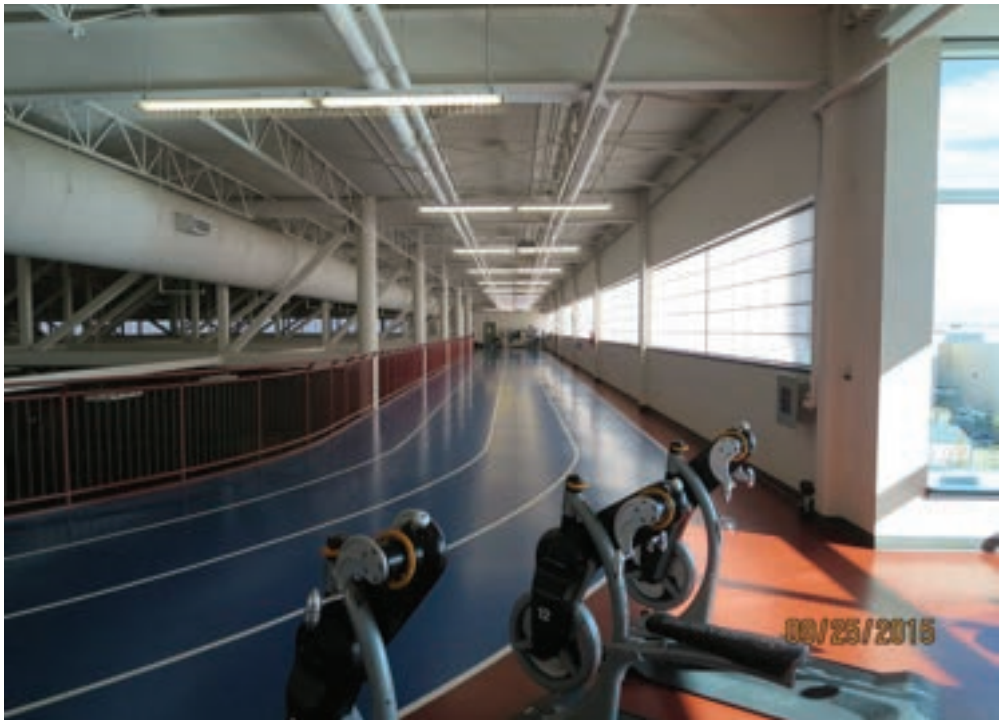

FIG #11.19

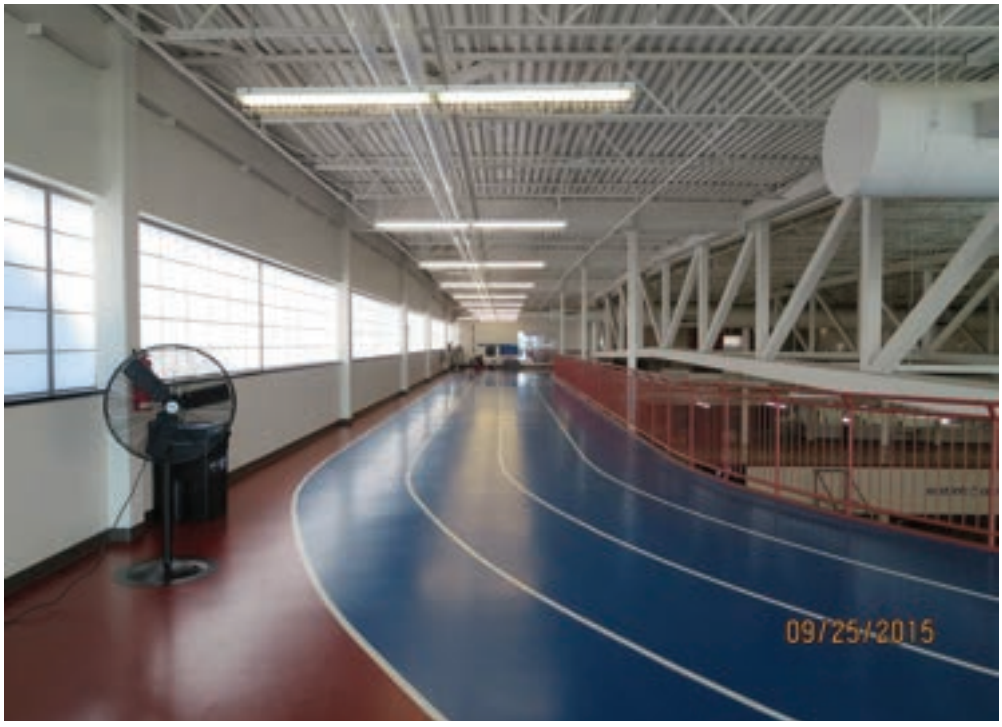

FIG #11.20

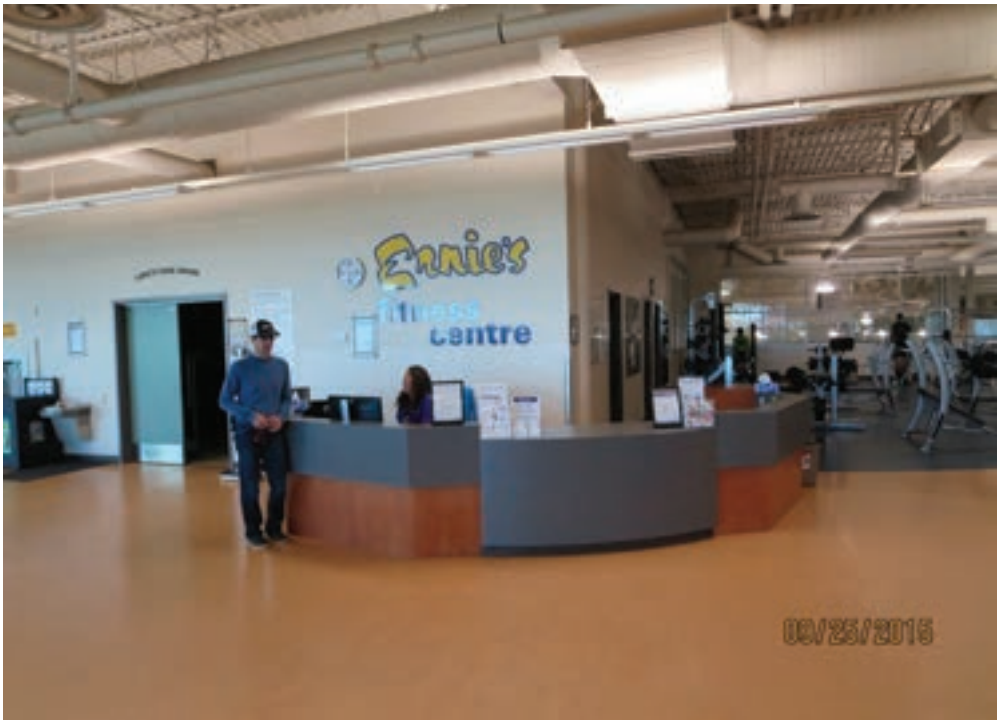

FIG #11.21

FIG #11.22

FIG #11.23

FIG #11.24

FIG #11.25

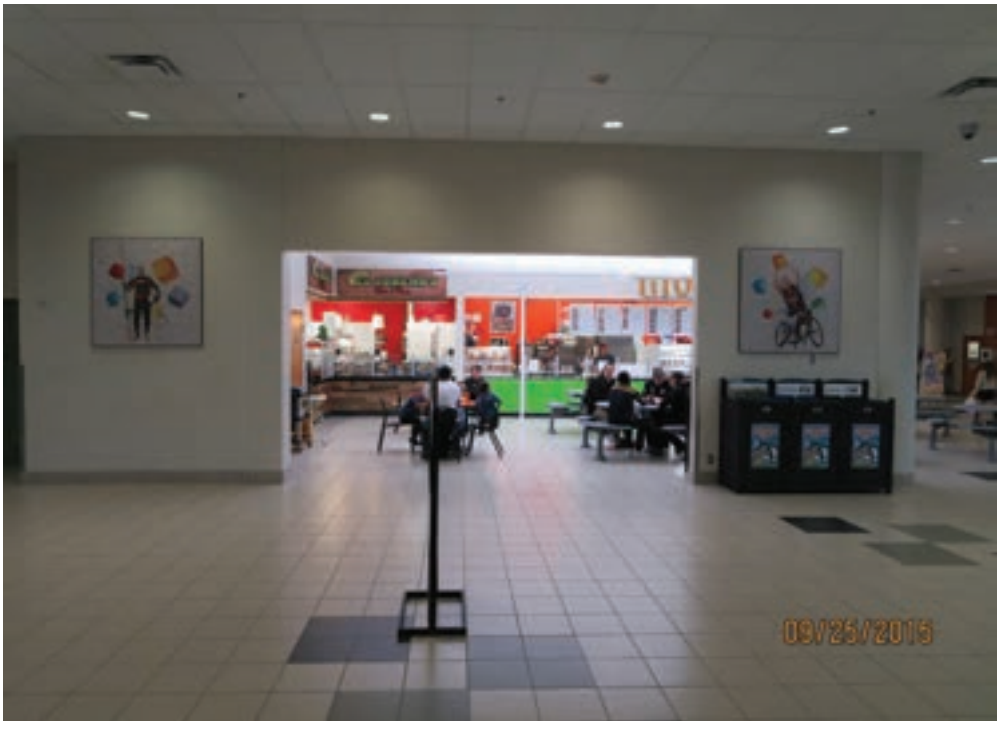

FIG #11.26

FIG #11.27

FIG #11.28

FIG #11.29

FIG #11.30

FIG #11.31

FIG #11.32

FIG #11.33

FIG #11.34

FIG #11.35

FIG #11.36

FIG #11.37

FIG #11.38

FIG #11.39

FIG #11.40

FIG #11.41

FIG #11.42

FIG #11.43

FIG #11.44

FIG #11.45

FIG #11.46

FIG #11.47

FIG #11.48

FIG #11.49

FIG #11.50

FIG #11.51

FIG #11.52

FIG #11.53

FIG #11.54

FIG #11.55

FIG #11.56

FIG #11.57

FIG #11.58

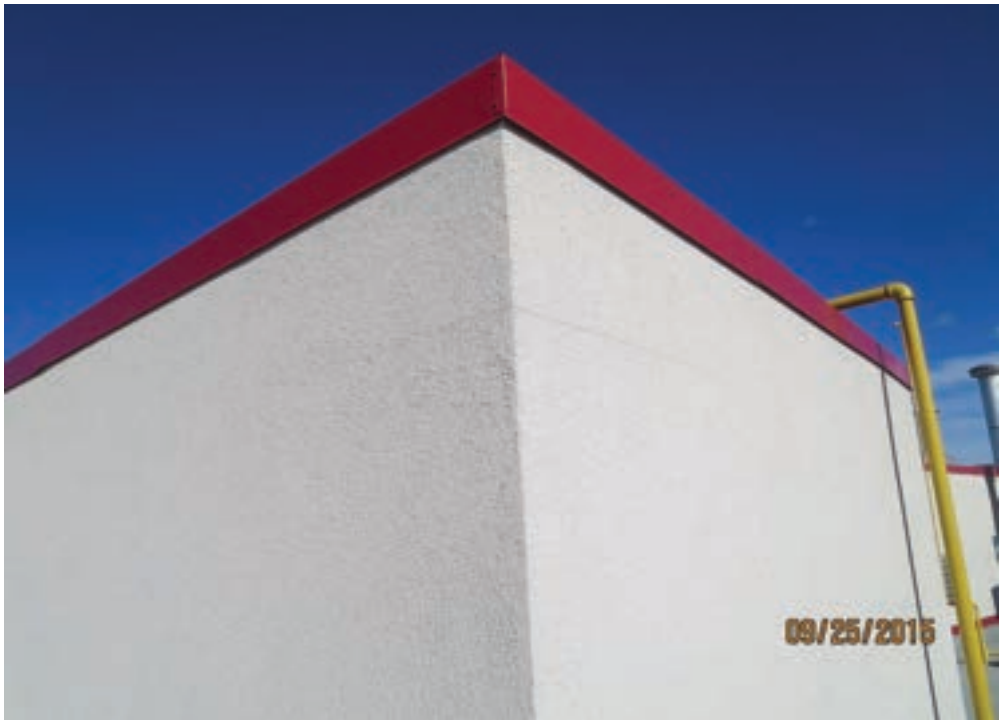

FIG #11.59

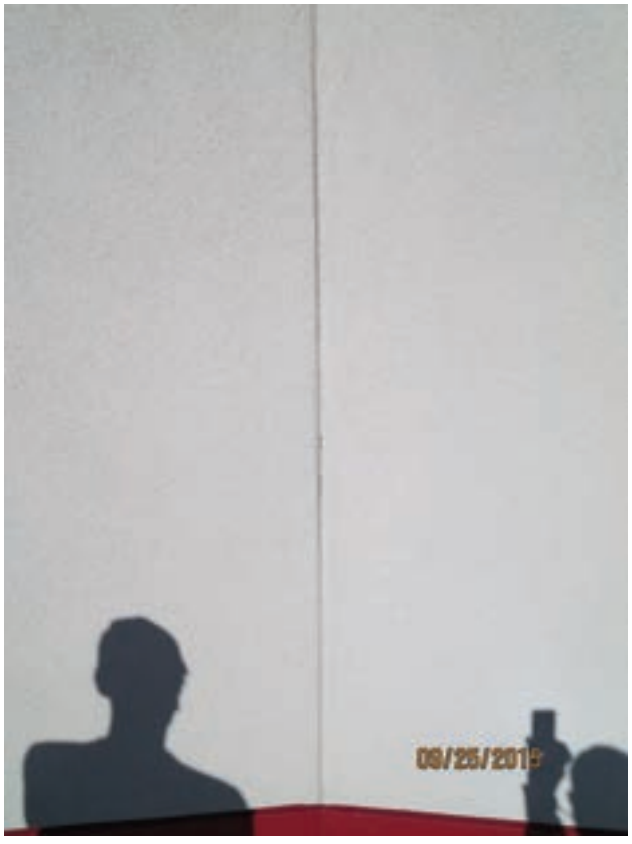

FIG #11.60

FIG #11.61

FIG #11.62

FIG #11.63

FIG #11.64

FIG #11.65

FIG #11.66

FIG #11.67

FIG #11.68

FIG #11.69

FIG #11.70

FIG #11.71

FIG #11.72

FIG #11.73

FIG #11.74

FIG #11.75

FIG #11.76

FIG #11.77

FIG #11.78

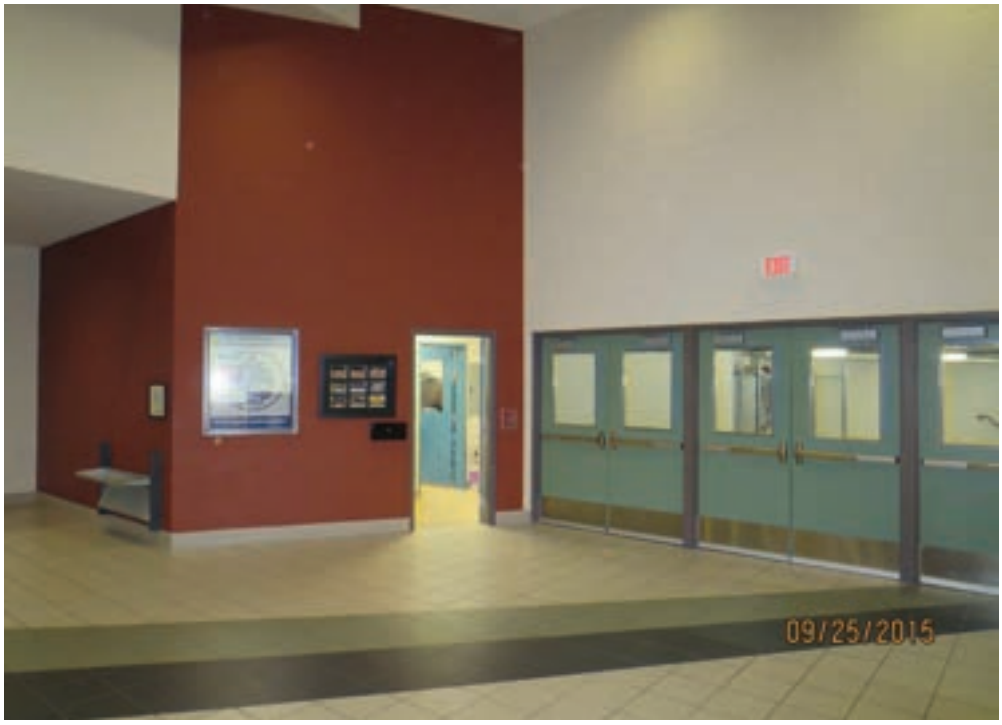

FIG #11.79

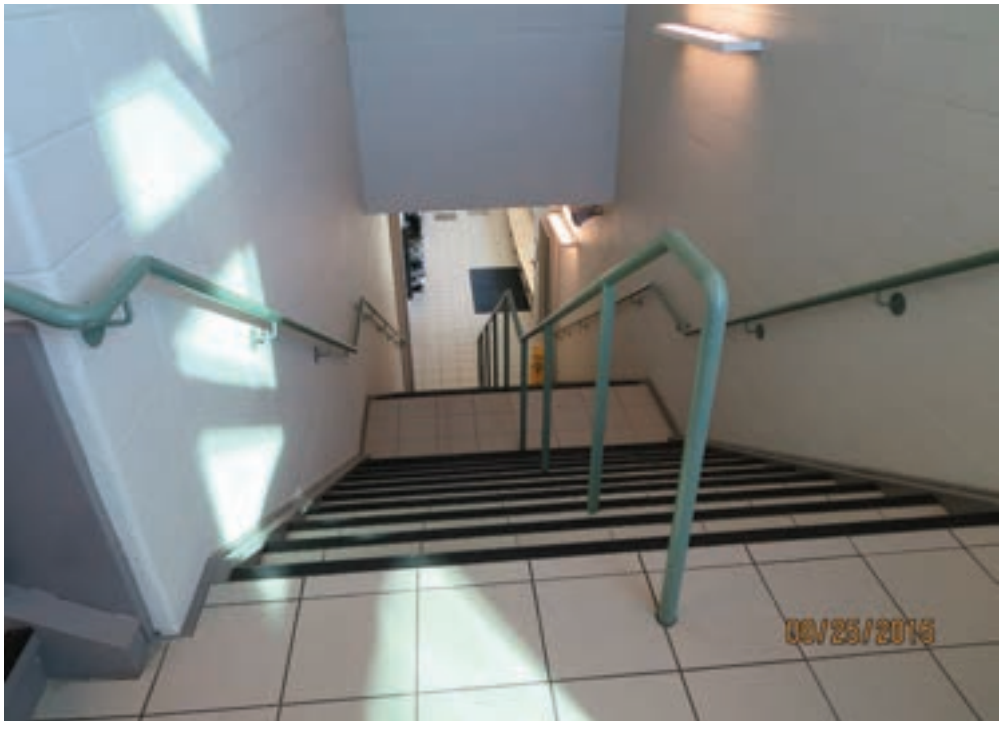

FIG #11.80

FIG #11.81

FIG #11.82

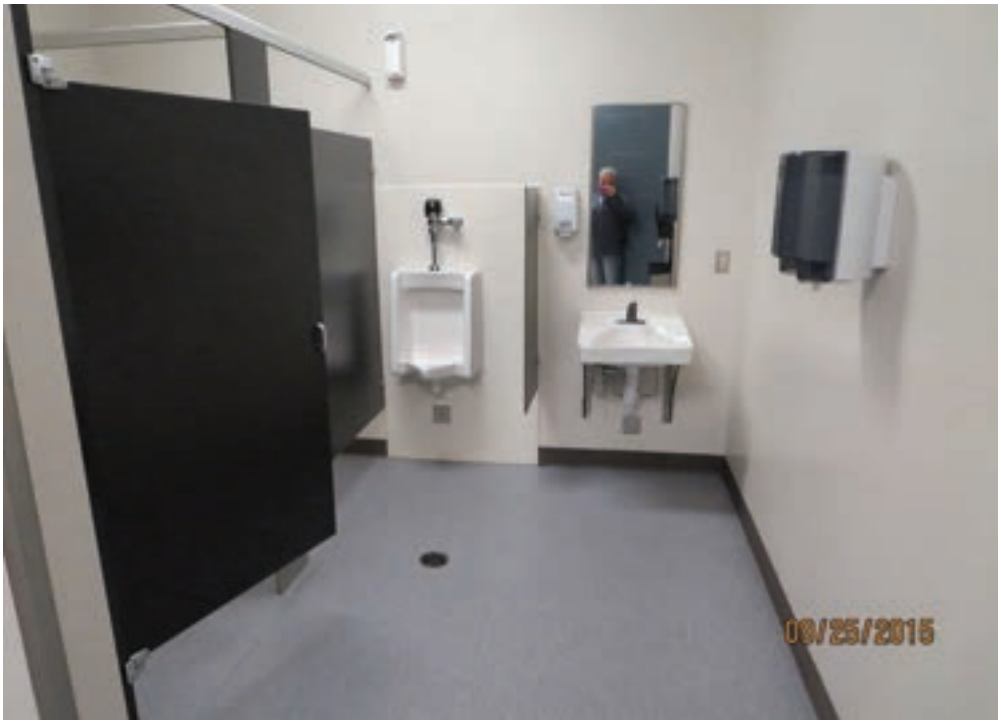

FIG #11.83

FIG #11.84

FIG #11.85

FIG #11.86

FIG #11.87

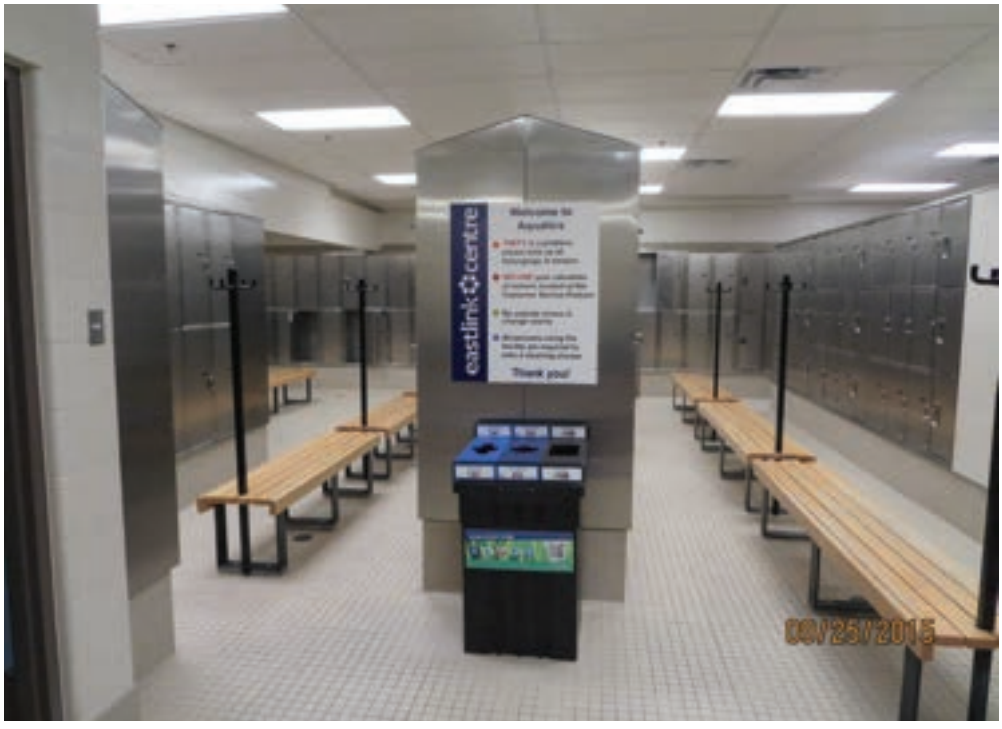

FIG #11.88

FIG #11.89

FIG #11.90

FIG #11.91

FIG #11.92

FIG #11.93

FIG #11.94

FIG #11.95

FIG #11.96

FIG #11.97

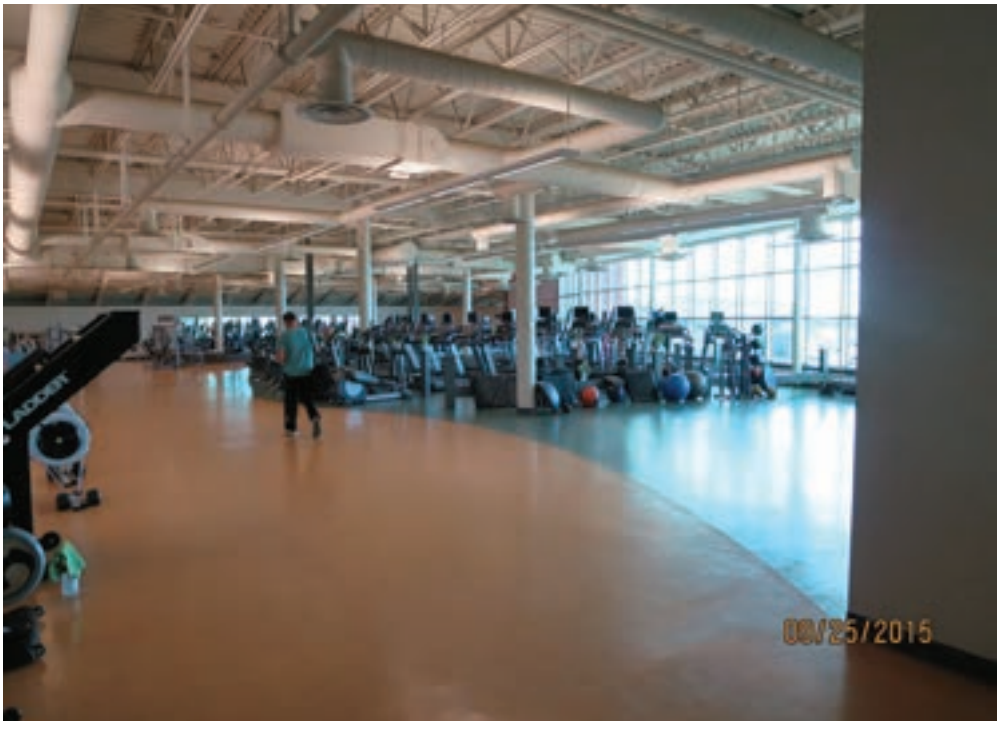

FIG #11.98

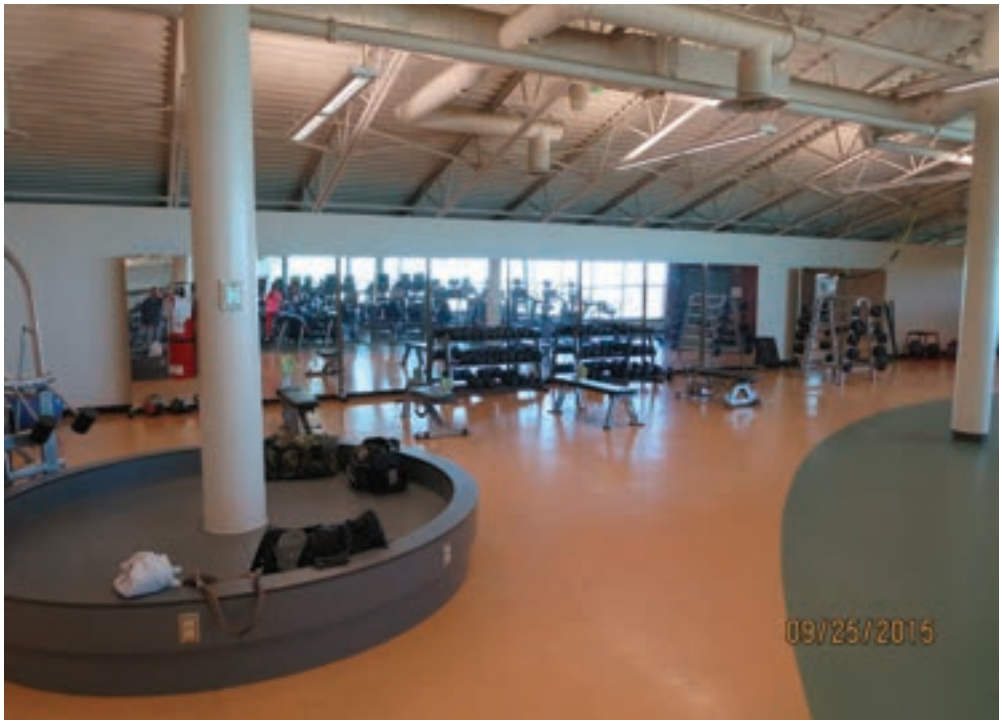

FIG #11.99

FIG #11.100

FIG #11.101

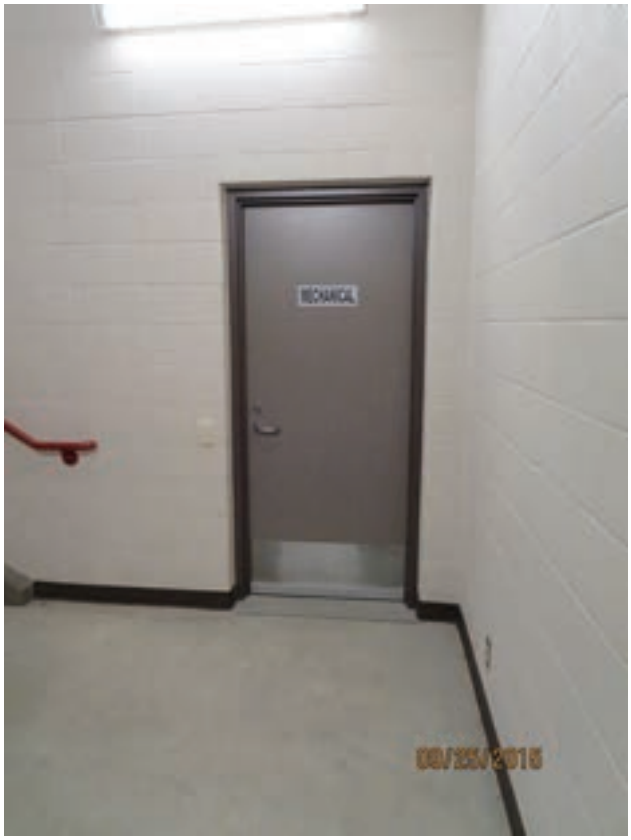

FIG #11.102

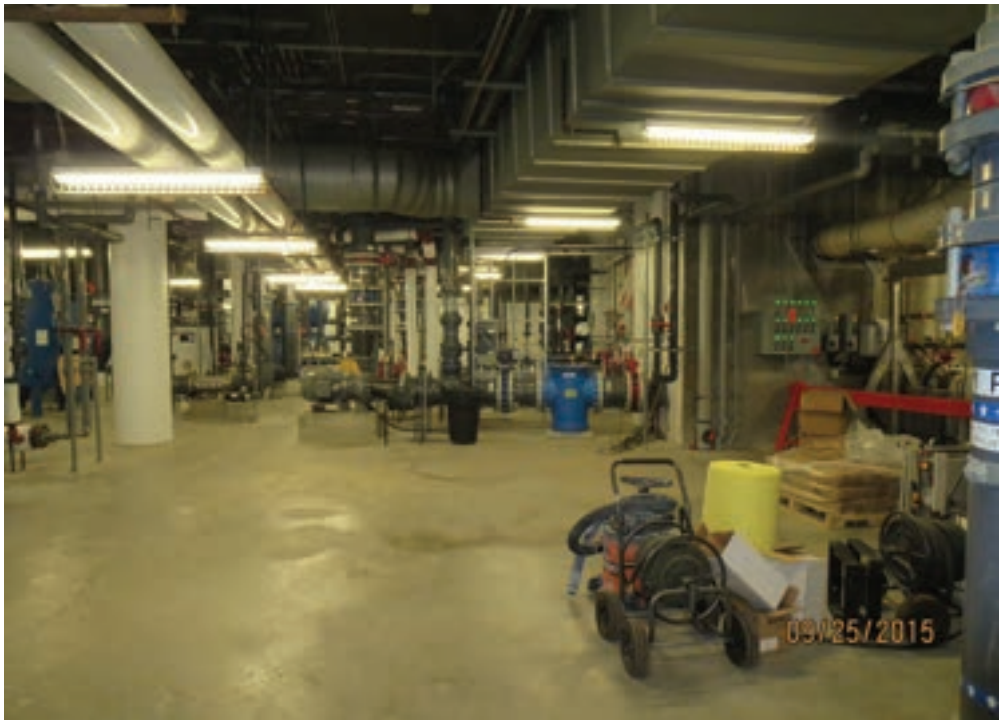

FIG #11.103

FIG #11.104

FIG #11.105

FIG #11.106

FIG #11.107

FIG #11.108

FIG #11.109

FIG #11.110

FIG #11.111

FIG #11.112

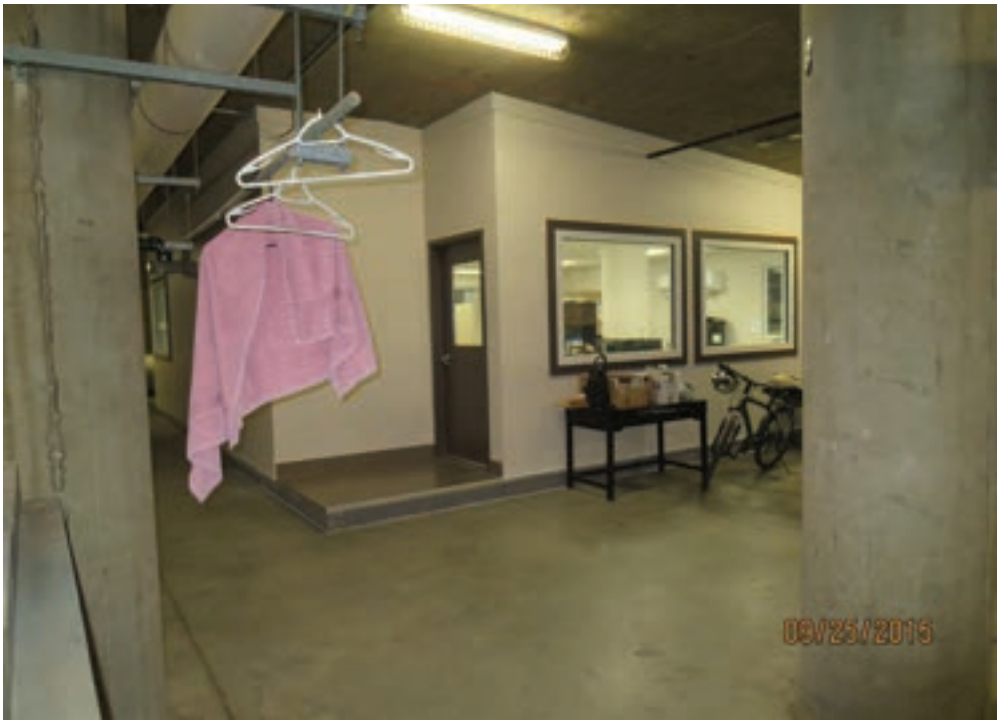

FIG #11.113

FIG #11.114

FIG #11.115

FIG #11.116

FIG #11.117

FIG #11.118

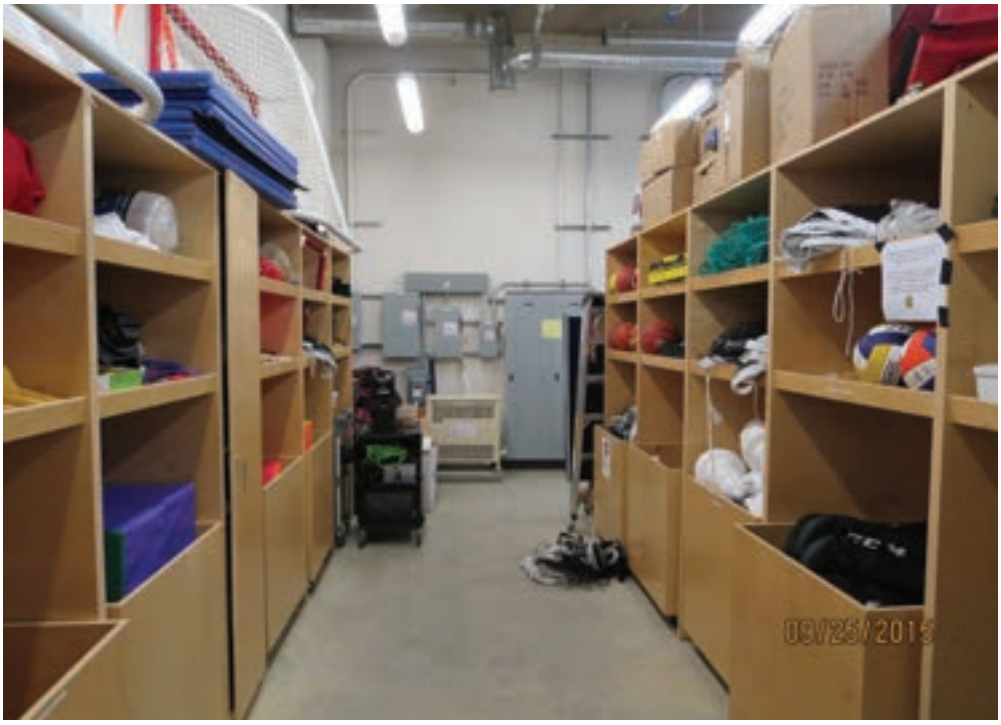

FIG #11.119